

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2005 Assessment Roll

**Area Name / Number:** Central District /Area 15

**Previous Physical Inspection:** 2001

**Improved Sales:**

Number of Sales: 692

Range of Sale Dates: 1/2003 - 12/2004

| Sales – Improved Valuation Change Summary |           |           |           |            |       |        |
|---|-----------|-----------|-----------|------------|-------|--------|
|   | Land      | Imps      | Total     | Sale Price | Ratio | COV*   |
| <b>2004 Value</b>                         | \$116,500 | \$212,200 | \$328,700 | \$362,900  | 90.6% | 14.54% |
| <b>2005 Value</b>                         | \$131,700 | \$223,700 | \$355,400 | \$362,900  | 97.9% | 14.34% |
| <b>Change</b>                             | +\$15,200 | +\$11,500 | +\$26,700 |            | +7.3% | -0.20% |
| <b>% Change</b>                           | +13.0%    | +5.4%     | +8.1%     |            | +8.1% | -1.38% |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -1.38% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2004 Value</b>                     | \$127,200 | \$201,100 | \$328,300 |
| <b>2005 Value</b>                     | \$143,900 | \$213,400 | \$357,300 |
| <b>Percent Change</b>                 | +13.1%    | +6.1%     | +8.8%     |

Number of one to three unit residences in the Population: 5576

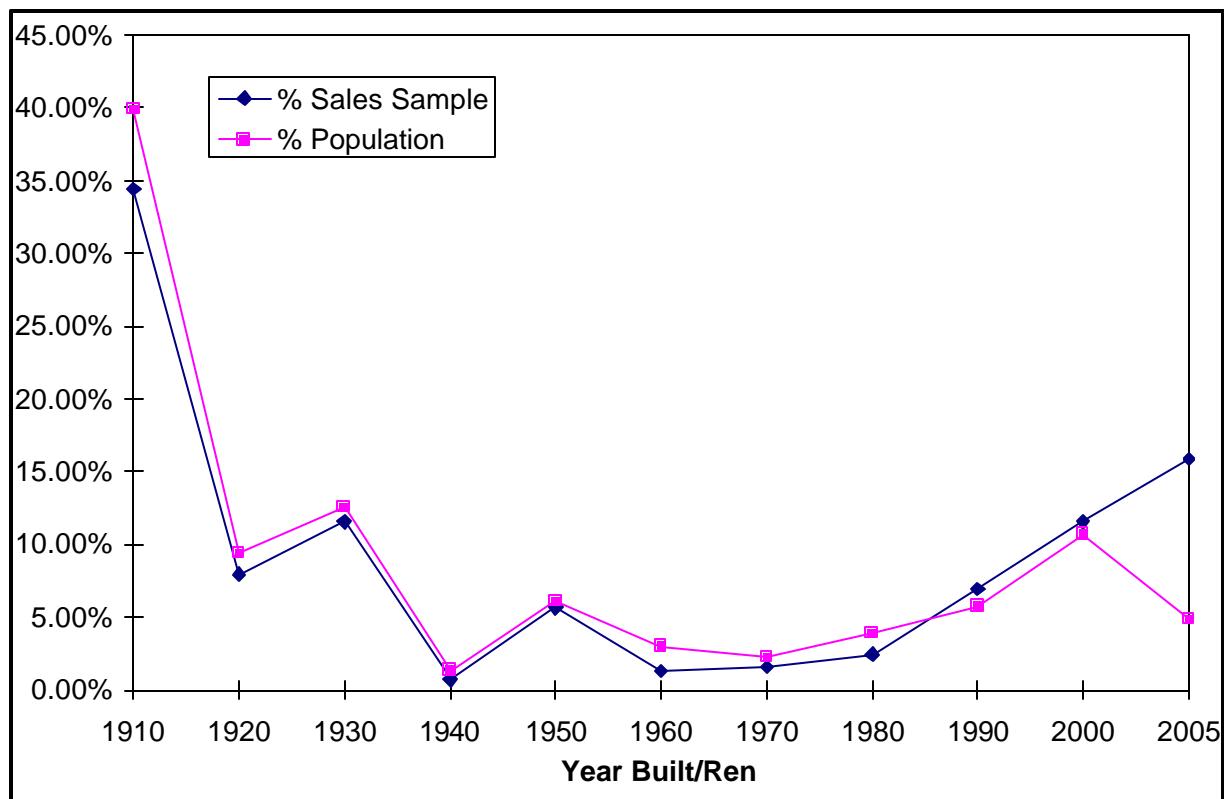
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, *Grade 6 improvements in Sub Area 3 or Sub Area 4* had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. *Grade 9 improvements in Sub Area 3 or Sub Area 4* had higher average ratios than other improvements. The formula adjusts these values upward less than others thus improving equalization. *Grade 10 improvements* had higher average ratios than other improvements. The formula adjusts these values downward thus improving equalization. Improvements with a *year built greater than 2000* had higher average ratios than other improvements. The formula adjusts these values upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 238       | 34.39%         |
| 1920                | 55        | 7.95%          |
| 1930                | 80        | 11.56%         |
| 1940                | 5         | 0.72%          |
| 1950                | 39        | 5.64%          |
| 1960                | 9         | 1.30%          |
| 1970                | 11        | 1.59%          |
| 1980                | 17        | 2.46%          |
| 1990                | 48        | 6.94%          |
| 2000                | 80        | 11.56%         |
| 2005                | 110       | 15.90%         |
|                     | 692       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 2228      | 39.96%       |
| 1920              | 526       | 9.43%        |
| 1930              | 702       | 12.59%       |
| 1940              | 76        | 1.36%        |
| 1950              | 339       | 6.08%        |
| 1960              | 169       | 3.03%        |
| 1970              | 126       | 2.26%        |
| 1980              | 220       | 3.95%        |
| 1990              | 321       | 5.76%        |
| 2000              | 597       | 10.71%       |
| 2005              | 272       | 4.88%        |
|                   | 5576      |              |

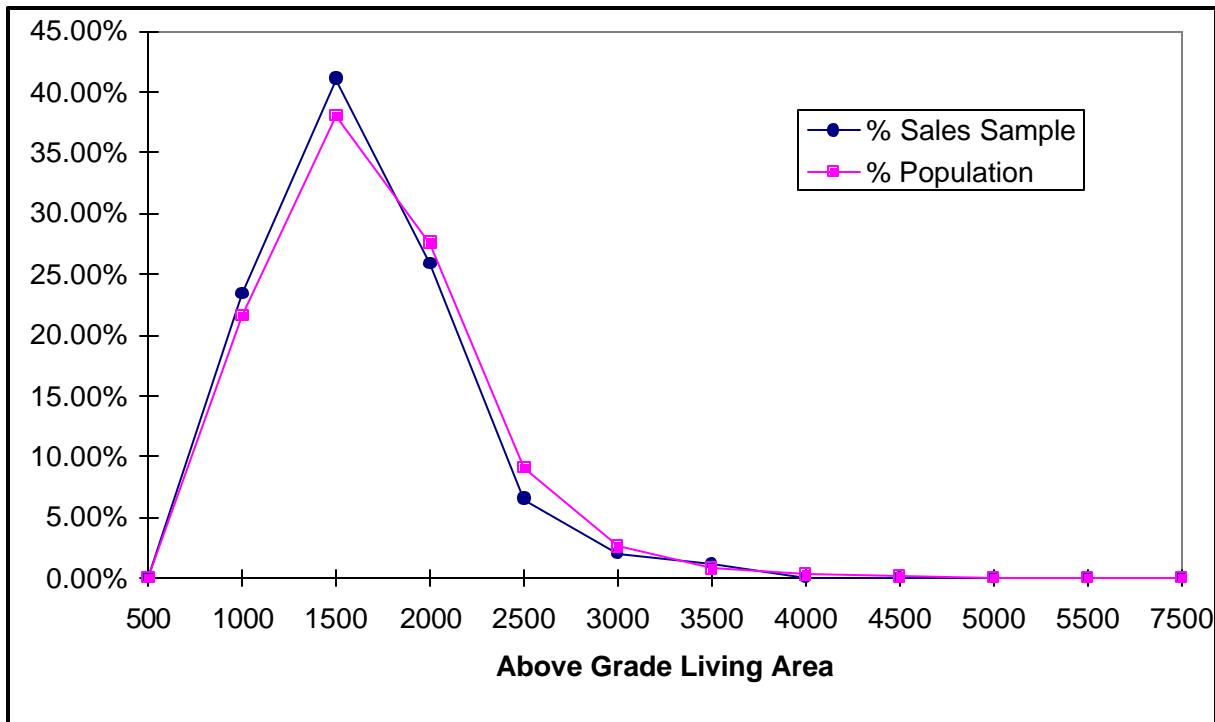


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 162       | 23.41%         |
| 1500                | 284       | 41.04%         |
| 2000                | 179       | 25.87%         |
| 2500                | 45        | 6.50%          |
| 3000                | 14        | 2.02%          |
| 3500                | 8         | 1.16%          |
| 4000                | 0         | 0.00%          |
| 4500                | 0         | 0.00%          |
| 5000                | 0         | 0.00%          |
| 5500                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
|                     | 692       |                |

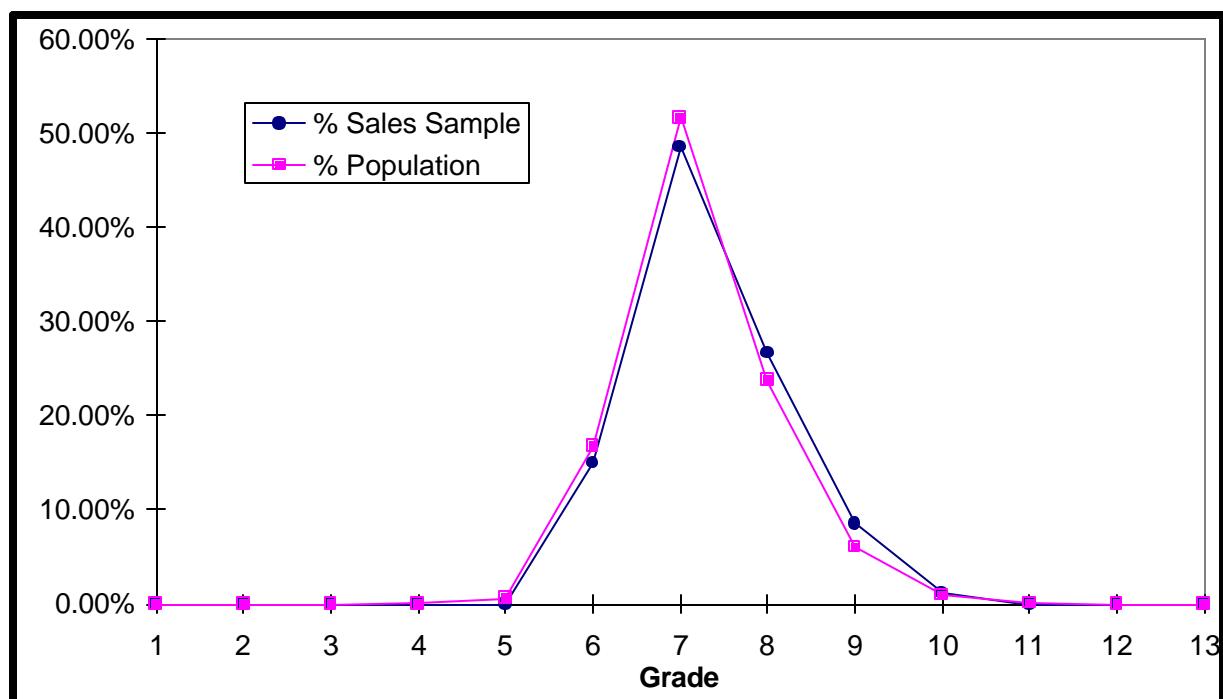
| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 2         | 0.04%        |
| 1000              | 1203      | 21.57%       |
| 1500              | 2118      | 37.98%       |
| 2000              | 1537      | 27.56%       |
| 2500              | 505       | 9.06%        |
| 3000              | 143       | 2.56%        |
| 3500              | 44        | 0.79%        |
| 4000              | 16        | 0.29%        |
| 4500              | 7         | 0.13%        |
| 5000              | 0         | 0.00%        |
| 5500              | 1         | 0.02%        |
| 7500              | 0         | 0.00%        |
|                   | 5576      |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

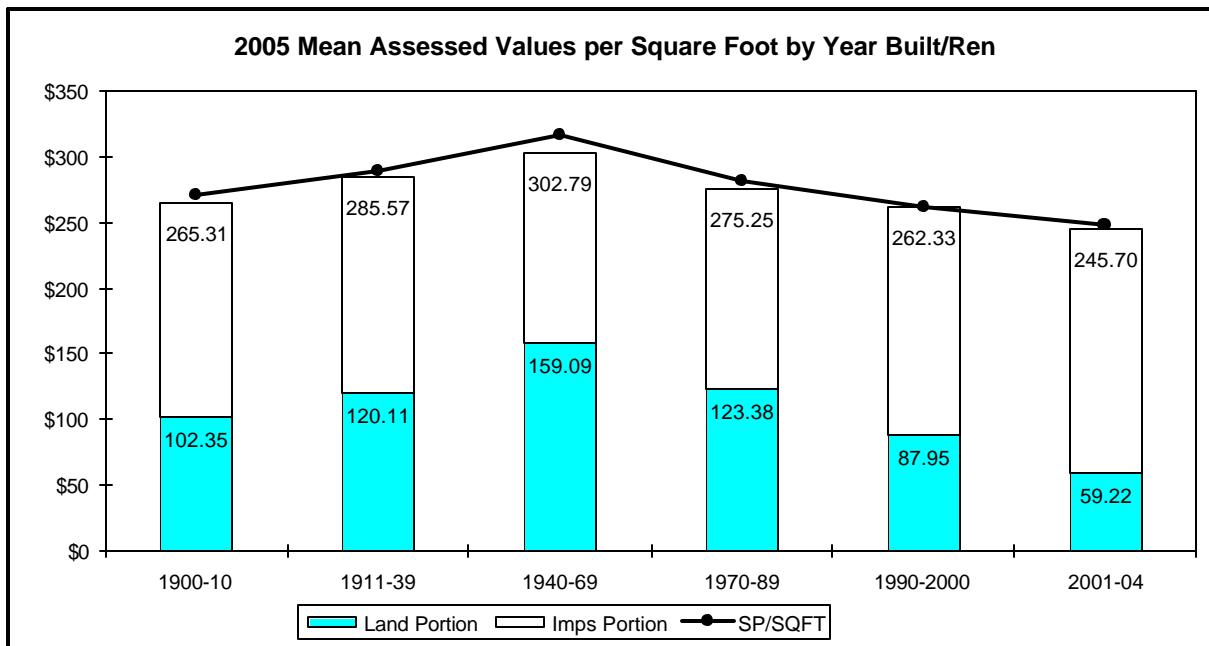
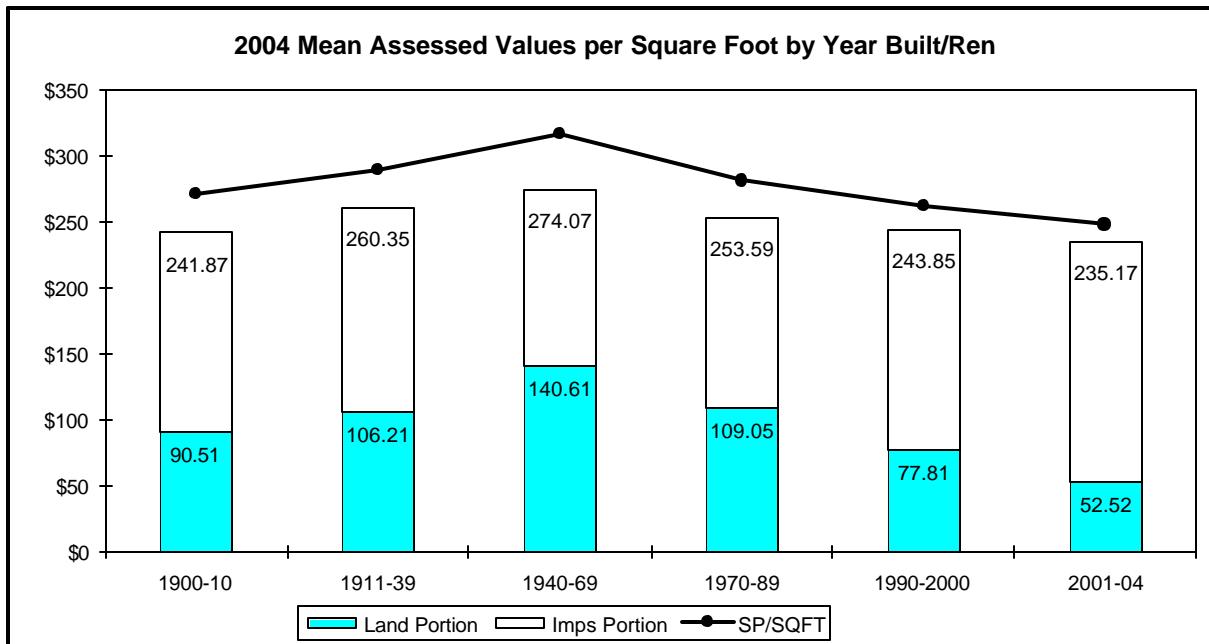
### **Sales Sample Representation of Population - Grade**

| <b>Sales Sample</b> |           |                | <b>Population</b> |           |              |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade               | Frequency | % Sales Sample | Grade             | Frequency | % Population |
| 1                   | 0         | 0.00%          | 1                 | 0         | 0.00%        |
| 2                   | 0         | 0.00%          | 2                 | 0         | 0.00%        |
| 3                   | 0         | 0.00%          | 3                 | 0         | 0.00%        |
| 4                   | 0         | 0.00%          | 4                 | 1         | 0.02%        |
| 5                   | 0         | 0.00%          | 5                 | 33        | 0.59%        |
| 6                   | 104       | 15.03%         | 6                 | 934       | 16.75%       |
| 7                   | 336       | 48.55%         | 7                 | 2883      | 51.70%       |
| 8                   | 185       | 26.73%         | 8                 | 1327      | 23.80%       |
| 9                   | 59        | 8.53%          | 9                 | 338       | 6.06%        |
| 10                  | 8         | 1.16%          | 10                | 51        | 0.91%        |
| 11                  | 0         | 0.00%          | 11                | 9         | 0.16%        |
| 12                  | 0         | 0.00%          | 12                | 0         | 0.00%        |
| 13                  | 0         | 0.00%          | 13                | 0         | 0.00%        |
| 692                 |           |                | 5576              |           |              |



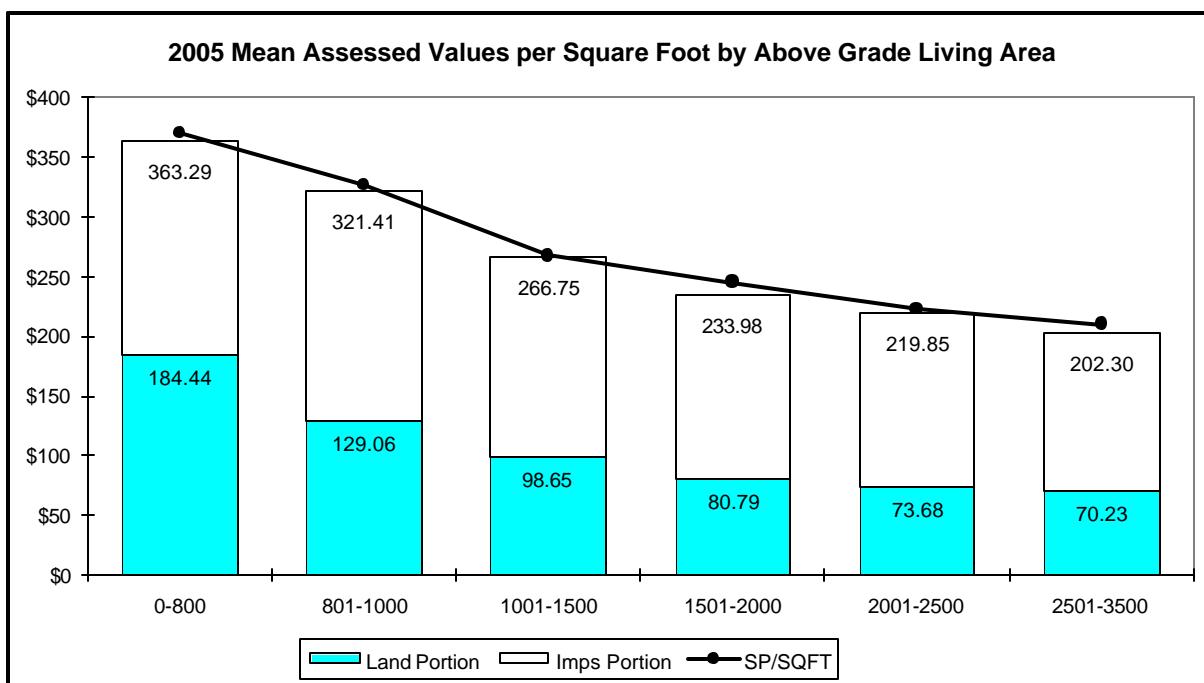
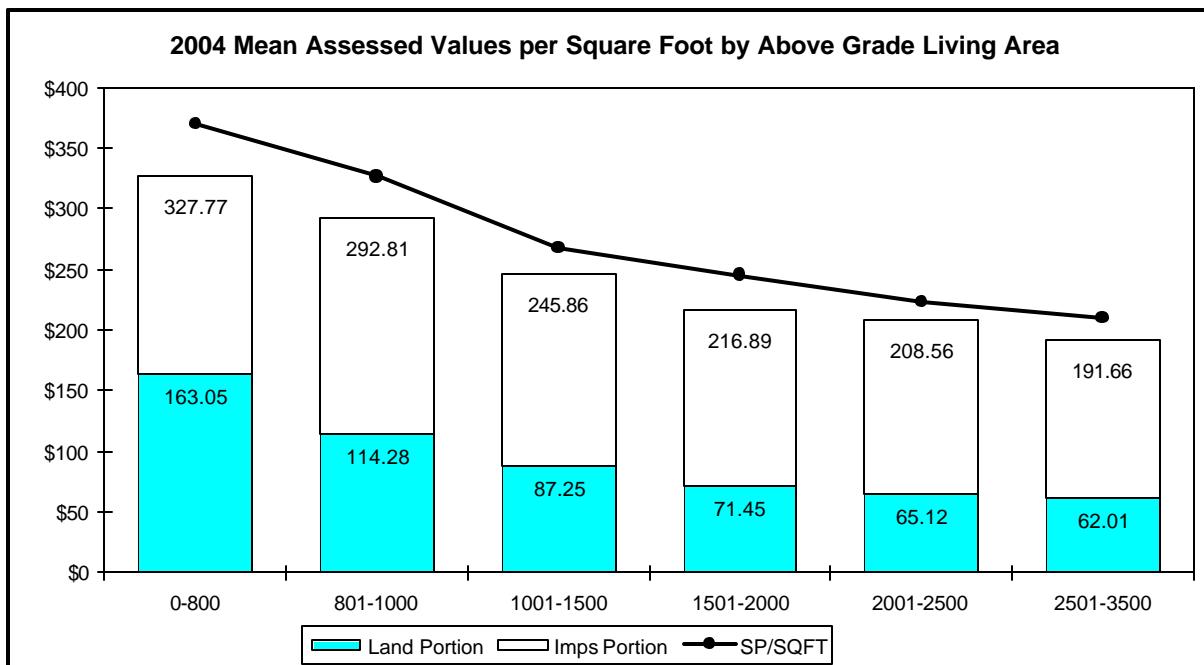
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Year Built / Renovated**



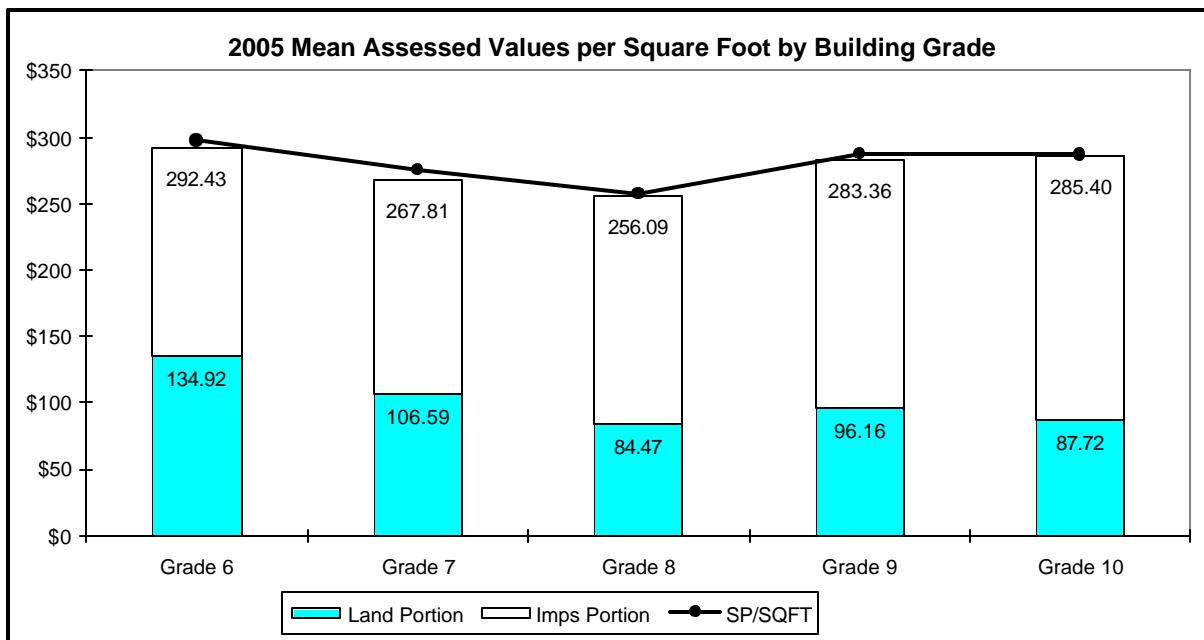
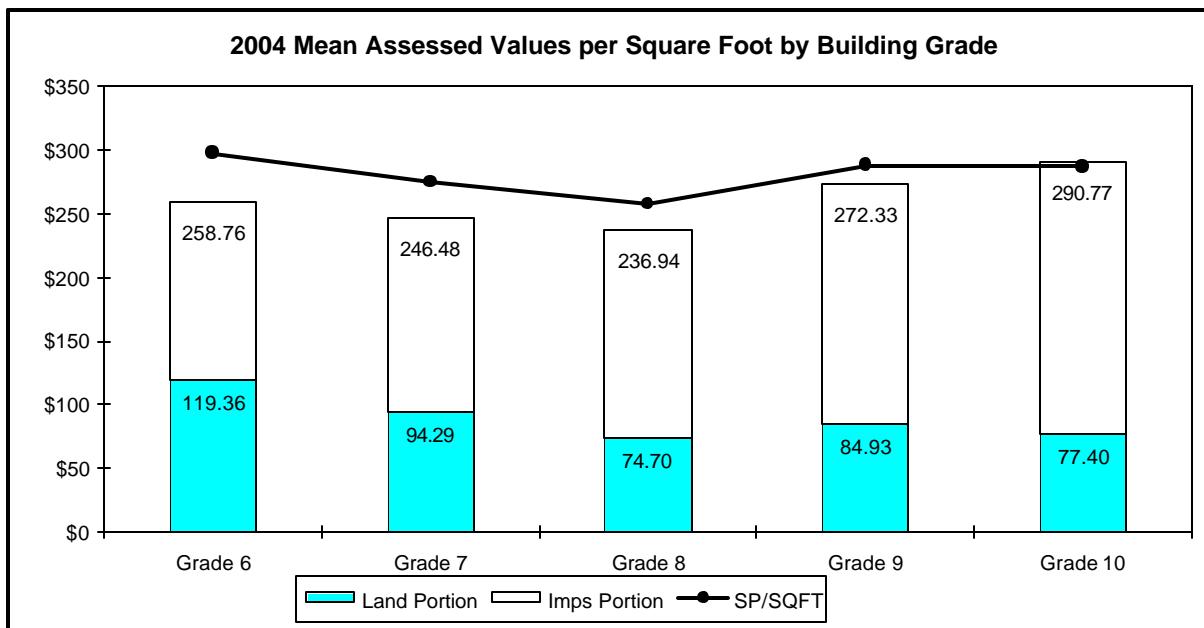
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values  
By Above Grade Living Area**

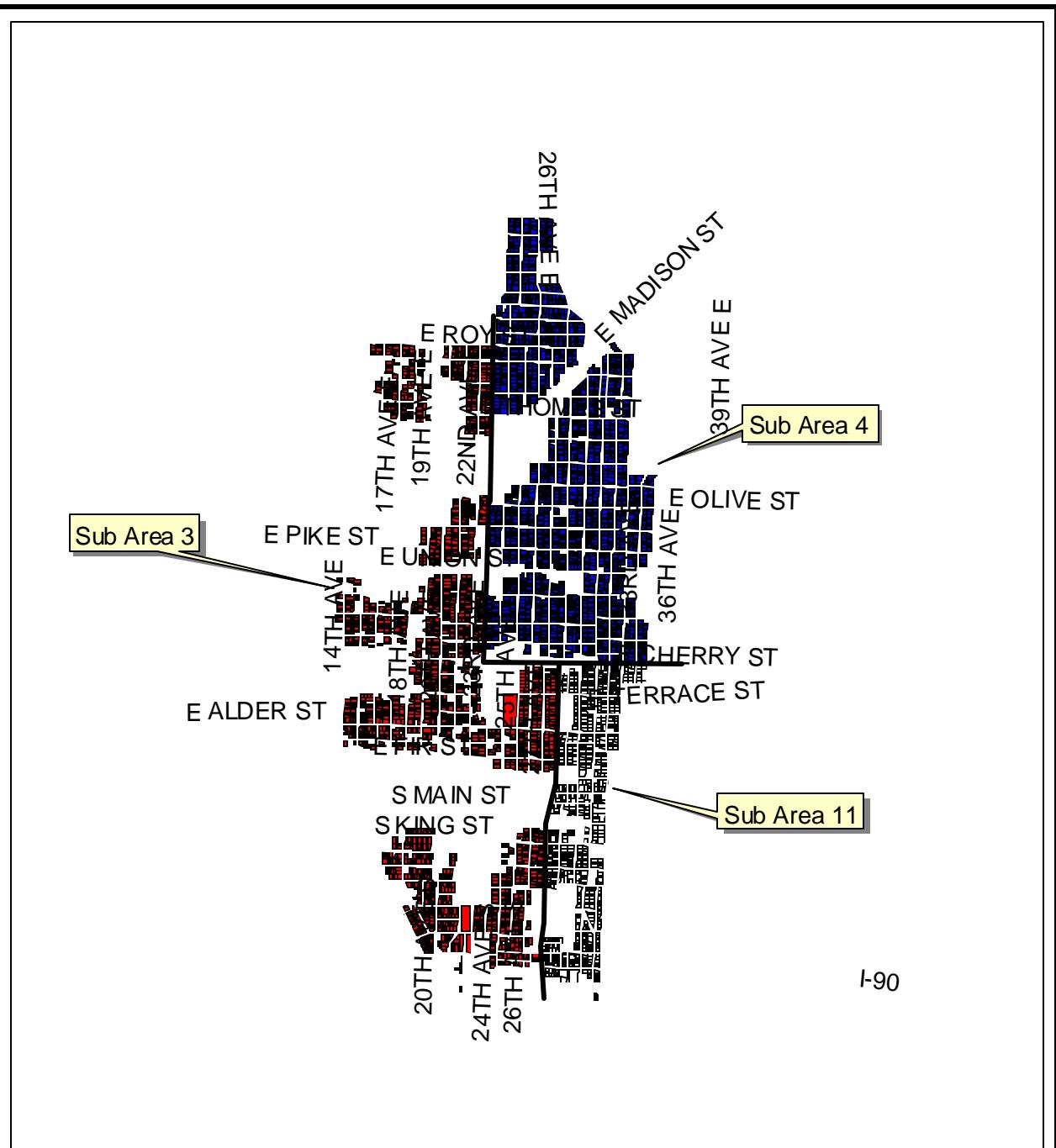


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



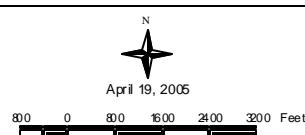
## Area 15 Central District

The information included on this map was compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no express or implied warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information.

King County shall not be liable for any general, special, indirect, incidental or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map.

Any sale of this map or information on this map is prohibited except by written permission of King County.

File Name: CC Project not yet saved



Department of Assessments

### Legend

|                                      |
|--------------------------------------|
| Wc_streets.shp                       |
| Sub Areas                            |
| 3                                    |
| 4                                    |
| 5 - 11                               |
| Area 15 extract for map 10_12_04.shp |

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 12 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 13.5% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

$$\text{2005 Land Value} = \text{2004 Land Value} \times 1.135, \text{ with the result rounded down to the next \$1,000.}$$

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 692 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, *Grade 6 improvements in Sub Area 3 or Sub Area 4* had lower average ratios than other improvements. The formula adjusts these values upward more than others thus improving equalization. *Grade 9 improvements in Sub Area 3 or Sub Area 4* had higher average ratios than other improvements. The formula adjusts these values upward less than others thus improving equalization. *Grade 10 improvements* had higher average ratios than other improvements. The formula adjusts these values downward thus improving equalization. Improvements with a *year built greater than 2000* had higher average ratios than other improvements. The formula adjusts these values upward less than others thus improving equalization.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / \{0.9152101 + (0.03795673 \text{ if Grade} = 9 \& \text{ in SubArea 3 or SubArea 4}) + (0.0995096 \text{ if Grade} = 10) - (0.03627299 \text{ if Grade} = 6 \& \text{ in SubArea 3 or Sub Area 4}) + (0.0382941 \text{ if Year Built is greater than 2000})\}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value \* 1.054)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value \* 1.054).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If Imp count=1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There are no mobile homes in this area.

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 15 Annual Update Model Adjustments

**2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### **Overall (if no other adjustments apply)**

|                                  |            |
|----------------------------------|------------|
| 9.26%                            |            |
| <b>Grade 6<br/>Sub 3 &amp; 4</b> | <b>Yes</b> |
| % Adjustment                     | 4.51%      |
| <b>Grade 9<br/>Sub 3 &amp; 4</b> | <b>Yes</b> |
| % Adjustment                     | -4.35%     |
| <b>Grade 10</b>                  | <b>Yes</b> |
| % Adjustment                     | -10.72%    |
| <b>New YB<br/>(&gt;2000)</b>     | <b>Yes</b> |
| % Adjustment                     | -4.39%     |

### **Comments**

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, *there are 93 sales and 844 in the population* that meet the criteria of **Grade 6 improvement in Sub Area 3 or Sub Area 4**. These parcels would approximately receive a 13.77% upward adjustment (9.26% overall *plus* 4.51% for Grade 6 Sub Area 3 or Sub Area 4).

**75% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.**

(Minor variations may occur due to rounding and truncating.)

## Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.979

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 6                            | 104   | 0.870              | 0.984              | 13.1%          | 0.955               | 1.013               |
| 7                            | 336   | 0.892              | 0.970              | 8.7%           | 0.954               | 0.986               |
| 8                            | 185   | 0.918              | 0.992              | 8.1%           | 0.972               | 1.012               |
| 9                            | 59    | 0.939              | 0.978              | 4.1%           | 0.949               | 1.006               |
| 10                           | 8     | 1.005              | 0.987              | -1.8%          | 0.871               | 1.103               |
| Year Built or Year Renovated | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1900-1910                    | 238   | 0.888              | 0.970              | 9.3%           | 0.949               | 0.990               |
| 1911-1939                    | 140   | 0.898              | 0.982              | 9.4%           | 0.958               | 1.007               |
| 1940-1969                    | 58    | 0.863              | 0.951              | 10.2%          | 0.915               | 0.987               |
| 1970-1989                    | 59    | 0.916              | 0.993              | 8.4%           | 0.953               | 1.032               |
| 1990-2000                    | 87    | 0.937              | 1.003              | 7.1%           | 0.974               | 1.032               |
| 2001-2004                    | 110   | 0.943              | 0.983              | 4.2%           | 0.965               | 1.000               |
| Condition                    | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 2                            | 11    | 0.893              | 0.985              | 10.3%          | 0.859               | 1.112               |
| 4                            | 273   | 0.884              | 0.969              | 9.6%           | 0.950               | 0.987               |
| 5                            | 79    | 0.920              | 0.999              | 8.5%           | 0.969               | 1.028               |
| Stories                      | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 1                            | 246   | 0.884              | 0.974              | 10.1%          | 0.955               | 0.993               |
| 2.5                          | 12    | 0.837              | 0.899              | 7.4%           | 0.823               | 0.974               |
| 3                            | 34    | 0.965              | 1.026              | 6.3%           | 0.989               | 1.062               |

## Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.979

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 0-800                   | 65    | 0.885              | 0.981              | 10.8%          | 0.943               | 1.019               |
| 801-1000                | 97    | 0.898              | 0.985              | 9.8%           | 0.958               | 1.013               |
| 1001-1500               | 284   | 0.921              | 0.999              | 8.4%           | 0.983               | 1.016               |
| 2001-2500               | 45    | 0.933              | 0.984              | 5.4%           | 0.934               | 1.034               |
| 2501-3500               | 22    | 0.912              | 0.963              | 5.6%           | 0.903               | 1.023               |
| View Y/N                | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N                       | 528   | 0.904              | 0.977              | 8.1%           | 0.965               | 0.989               |
| Y                       | 164   | 0.911              | 0.988              | 8.4%           | 0.965               | 1.010               |
| Wft Y/N                 | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N                       | 692   | 0.906              | 0.980              | 8.2%           | 0.969               | 0.990               |
| Y                       | 0     | N/A                | N/A                | N/A            | N/A                 | N/A                 |
| Sub                     | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| 3                       | 264   | 0.893              | 0.964              | 8.1%           | 0.946               | 0.982               |
| 11                      | 116   | 0.919              | 0.989              | 7.6%           | 0.962               | 1.015               |
| Lot Size                | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| <3000                   | 188   | 0.937              | 1.003              | 7.0%           | 0.984               | 1.022               |
| 3000-5000               | 379   | 0.899              | 0.976              | 8.6%           | 0.961               | 0.991               |
| 5001-8000               | 121   | 0.886              | 0.961              | 8.5%           | 0.934               | 0.988               |
| >8000                   | 4     | 0.929              | 0.978              | 5.3%           | 0.732               | 1.224               |

## Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.979

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

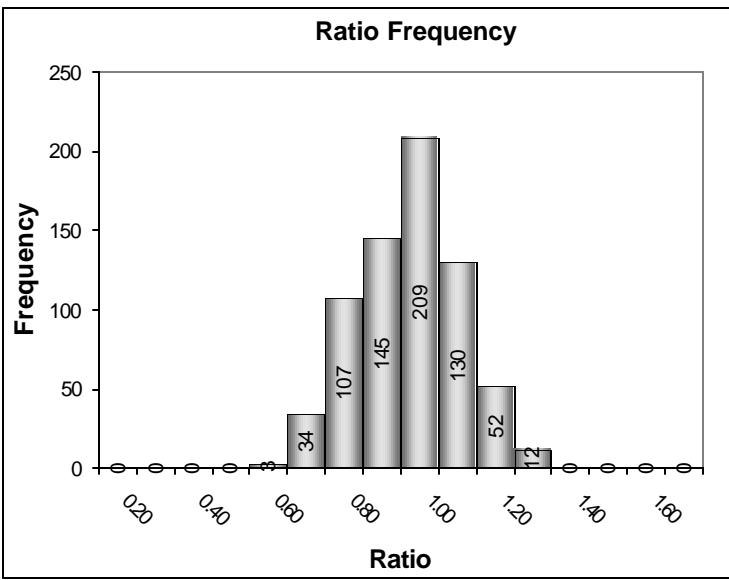
It is difficult to draw valid conclusions when the sales count is low.

| Grade 6 Sub Area 3 & 4    | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
|---------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| N                         | 599   | 0.911              | 0.980              | 7.6%           | 0.968               | 0.991               |
| Y                         | 93    | 0.862              | 0.979              | 13.6%          | 0.947               | 1.011               |
| Grade 9 Sub Area 3 & 4    | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N                         | 637   | 0.900              | 0.979              | 8.8%           | 0.968               | 0.990               |
| Y                         | 55    | 0.949              | 0.984              | 3.7%           | 0.956               | 1.012               |
| Grade 10                  | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N                         | 684   | 0.904              | 0.979              | 8.4%           | 0.969               | 0.990               |
| Y                         | 8     | 1.005              | 0.987              | -1.8%          | 0.871               | 1.103               |
| New YB (Year Built >2000) | Count | 2004 Weighted Mean | 2005 Weighted Mean | Percent Change | 2005 Lower 95% C.L. | 2005 Upper 95% C.L. |
| N                         | 592   | 0.899              | 0.979              | 8.9%           | 0.967               | 0.991               |
| Y                         | 100   | 0.948              | 0.983              | 3.7%           | 0.964               | 1.002               |

# Annual Update Ratio Study Report (Before)

## 2004 Assessments

|  |                                 |   |   |
|--|---------------------------------|---|---|
| <b>District/Team:</b><br>West Central/Team I | <b>Lien Date:</b><br>01/01/2004 | <b>Date of Report:</b><br>4/18/2005             | <b>Sales Dates:</b><br>1/2003 - 12/2004 |
| <b>Area</b><br><b>15 - Central District</b>  | <b>Appr ID:</b><br>CCHR         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                     |                                 |   |   |
| <b>Sample size (n)</b>                       | 692                             |   |   |
| <b>Mean Assessed Value</b>                   | 328,700                         |   |   |
| <b>Mean Sales Price</b>                      | 362,900                         |   |   |
| <b>Standard Deviation AV</b>                 | 102,471                         |   |   |
| <b>Standard Deviation SP</b>                 | 118,372                         |   |   |
| <b>ASSESSMENT LEVEL</b>                      |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>                 | 0.920                           |   |   |
| <b>Median Ratio</b>                          | 0.926                           |   |   |
| <b>Weighted Mean Ratio</b>                   | 0.906                           |   |   |
| <b>UNIFORMITY</b>                            |                                 |   |   |
| <b>Lowest ratio</b>                          | 0.560                           |   |   |
| <b>Highest ratio:</b>                        | 1.269                           |   |   |
| <b>Coefficient of Dispersion</b>             | 11.62%                          |   |   |
| <b>Standard Deviation</b>                    | 0.134                           |   |   |
| <b>Coefficient of Variation</b>              | 14.54%                          |   |   |
| <b>Price Related Differential (PRD)</b>      | 1.016                           |   |   |
| <b>RELIABILITY</b>                           |                                 |   |   |
| <b>95% Confidence: Median</b>                |                                 |   |   |
| Lower limit                                  | 0.917                           |   |   |
| Upper limit                                  | 0.938                           |   |   |
| <b>95% Confidence: Mean</b>                  |                                 |   |   |
| Lower limit                                  | 0.910                           |   |   |
| Upper limit                                  | 0.930                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>                |                                 |   |   |
| <b>N (population size)</b>                   | 5576                            |   |   |
| <b>B (acceptable error - in decimal)</b>     | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>        | 0.134                           |   |   |
| <b>Recommended minimum:</b>                  | 29                              |   |   |
| <b>Actual sample size:</b>                   | 692                             |   |   |
| <b>Conclusion:</b>                           | OK                              |   |   |
| <b>NORMALITY</b>                             |                                 |   |   |
| <b>Binomial Test</b>                         |                                 |   |   |
| # ratios below mean:                         | 329                             |   |   |
| # ratios above mean:                         | 363                             |   |   |
| Z:   | 1.292                           |   |   |
| <b>Conclusion:</b>                           | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i>    |                                 |   |   |



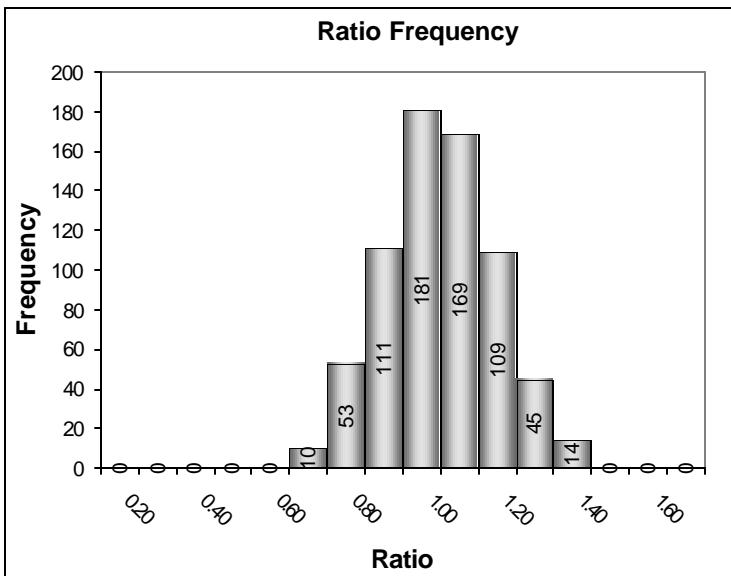
### COMMENTS:

1 to 3 Unit Residences throughout Area 15

# Annual Update Ratio Study Report (After)

## 2005 Assessments

|  |                                 |   |   |
|--|---------------------------------|---|---|
| <b>District/Team:</b><br>West Central/Team I | <b>Lien Date:</b><br>01/01/2005 | <b>Date of Report:</b><br>4/18/2005             | <b>Sales Dates:</b><br>1/2003 - 12/2004 |
| <b>Area</b><br>15 - Central District         | <b>Appr ID:</b><br>CCHR         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                     |                                 |   |   |
| <b>Sample size (n)</b>                       | 692                             |   |   |
| <b>Mean Assessed Value</b>                   | 355,400                         |   |   |
| <b>Mean Sales Price</b>                      | 362,900                         |   |   |
| <b>Standard Deviation AV</b>                 | 104,573                         |   |   |
| <b>Standard Deviation SP</b>                 | 118,372                         |   |   |
| <b>ASSESSMENT LEVEL</b>                      |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>                 | 0.999                           |   |   |
| <b>Median Ratio</b>                          | 0.996                           |   |   |
| <b>Weighted Mean Ratio</b>                   | 0.979                           |   |   |
| <b>UNIFORMITY</b>                            |                                 |   |   |
| <b>Lowest ratio</b>                          | 0.611                           |   |   |
| <b>Highest ratio:</b>                        | 1.383                           |   |   |
| <b>Coefficient of Dispersion</b>             | 11.41%                          |   |   |
| <b>Standard Deviation</b>                    | 0.143                           |   |   |
| <b>Coefficient of Variation</b>              | 14.34%                          |   |   |
| <b>Price Related Differential (PRD)</b>      | 1.020                           |   |   |
| <b>RELIABILITY</b>                           |                                 |   |   |
| <b>95% Confidence: Median</b>                |                                 |   |   |
| Lower limit                                  | 0.987                           |   |   |
| Upper limit                                  | 1.005                           |   |   |
| <b>95% Confidence: Mean</b>                  |                                 |   |   |
| Lower limit                                  | 0.988                           |   |   |
| Upper limit                                  | 1.009                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>                |                                 |   |   |
| <b>N (population size)</b>                   | 5576                            |   |   |
| <b>B (acceptable error - in decimal)</b>     | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>        | 0.143                           |   |   |
| <b>Recommended minimum:</b>                  | 33                              |   |   |
| <b>Actual sample size:</b>                   | 692                             |   |   |
| <b>Conclusion:</b>                           | OK                              |   |   |
| <b>NORMALITY</b>                             |                                 |   |   |
| <b>Binomial Test</b>                         |                                 |   |   |
| # ratios below mean:                         | 349                             |   |   |
| # ratios above mean:                         | 343                             |   |   |
| Z:   | 0.228                           |   |   |
| <b>Conclusion:</b>                           | Normal*                         |   |   |
| <i>*i.e. no evidence of non-normality</i>    |                                 |   |   |



### COMMENTS:

1 to 3 Unit Residences throughout Area 15

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------------------|
| 003      | 193730 | 0020  | 3/18/04   | \$199,950  | 550                | 0             | 6         | 1943           | 4    | 4000     | Y    | N           | 1812 S DEARBORN ST           |
| 003      | 912610 | 0020  | 6/11/03   | \$144,900  | 700                | 0             | 6         | 1900           | 3    | 1800     | N    | N           | 2008 E MARION ST             |
| 003      | 981870 | 0540  | 4/13/04   | \$200,000  | 710                | 0             | 6         | 1948           | 4    | 4000     | N    | N           | 322 27TH AV                  |
| 003      | 140030 | 0098  | 5/14/04   | \$160,000  | 760                | 0             | 6         | 1910           | 4    | 2236     | N    | N           | 2611 S LANE ST               |
| 003      | 684070 | 0400  | 6/19/03   | \$225,000  | 770                | 140           | 6         | 1919           | 4    | 5500     | N    | N           | 511 TEMPLE PL                |
| 003      | 684070 | 1355  | 2/20/03   | \$230,000  | 780                | 0             | 6         | 1945           | 4    | 4300     | N    | N           | 213 MARTIN LUTHER KING JR WY |
| 003      | 722850 | 0685  | 10/22/04  | \$319,950  | 780                | 780           | 6         | 1907           | 4    | 2100     | N    | N           | 1616 22ND AV                 |
| 003      | 605860 | 0060  | 8/2/04    | \$300,000  | 830                | 0             | 6         | 1900           | 5    | 2500     | N    | N           | 2511 S DEARBORN ST           |
| 003      | 193730 | 0010  | 7/15/04   | \$300,000  | 850                | 140           | 6         | 1945           | 4    | 6000     | Y    | N           | 1806 S DEARBORN ST           |
| 003      | 722850 | 1845  | 2/27/04   | \$304,000  | 850                | 0             | 6         | 1902           | 4    | 3750     | N    | N           | 1643 21ST AV                 |
| 003      | 912610 | 1555  | 6/21/04   | \$168,000  | 860                | 300           | 6         | 1900           | 2    | 2580     | N    | N           | 818 22ND AV                  |
| 003      | 042404 | 9038  | 9/29/04   | \$215,000  | 890                | 0             | 6         | 1906           | 4    | 6000     | N    | N           | 1103 26TH AV S               |
| 003      | 754480 | 0350  | 4/14/03   | \$190,000  | 890                | 0             | 6         | 1901           | 4    | 3000     | N    | N           | 517 23RD AV                  |
| 003      | 912610 | 1120  | 11/14/03  | \$240,000  | 890                | 0             | 6         | 1900           | 3    | 3600     | N    | N           | 613 22ND AV                  |
| 003      | 605860 | 0385  | 11/20/03  | \$269,000  | 930                | 0             | 6         | 1911           | 4    | 3100     | Y    | N           | 909 23RD AV S                |
| 003      | 722850 | 2089  | 10/7/03   | \$228,000  | 930                | 0             | 6         | 1907           | 4    | 2709     | N    | N           | 1913 E PINE ST               |
| 003      | 722850 | 1240  | 3/4/04    | \$240,000  | 940                | 0             | 6         | 1921           | 4    | 5207     | N    | N           | 920 21ST AV                  |
| 003      | 912610 | 0326  | 3/27/03   | \$260,000  | 940                | 0             | 6         | 1903           | 4    | 3600     | N    | N           | 608 20TH AV                  |
| 003      | 912610 | 1480  | 7/6/04    | \$212,000  | 950                | 0             | 6         | 1923           | 4    | 2760     | N    | N           | 902 22ND AV                  |
| 003      | 912610 | 0190  | 7/22/04   | \$295,000  | 980                | 730           | 6         | 1904           | 4    | 3600     | N    | N           | 718 20TH AV                  |
| 003      | 981870 | 0430  | 3/2/04    | \$275,000  | 990                | 0             | 6         | 1948           | 4    | 4500     | N    | N           | 327 27TH AV                  |
| 003      | 125020 | 0713  | 8/23/04   | \$219,000  | 1060               | 0             | 6         | 1901           | 4    | 1550     | N    | N           | 540 26TH AV S                |
| 003      | 912610 | 0575  | 1/10/03   | \$190,000  | 1060               | 710           | 6         | 1917           | 3    | 3600     | N    | N           | 414 20TH AV                  |
| 003      | 303720 | 0060  | 9/12/03   | \$180,000  | 1080               | 0             | 6         | 1900           | 4    | 2150     | N    | N           | 1610 E SPRUCE ST             |
| 003      | 516070 | 0115  | 3/16/03   | \$214,950  | 1080               | 0             | 6         | 1977           | 3    | 4000     | N    | N           | 926 25TH AV S                |
| 003      | 722850 | 0770  | 3/9/04    | \$339,950  | 1080               | 0             | 6         | 1900           | 3    | 2508     | N    | N           | 1617 22ND AV                 |
| 003      | 912610 | 0010  | 5/11/04   | \$318,000  | 1080               | 0             | 6         | 1900           | 4    | 3600     | N    | N           | 906 20TH AV                  |
| 003      | 125020 | 0685  | 11/15/04  | \$275,000  | 1100               | 0             | 6         | 1909           | 4    | 3600     | N    | N           | 516 26TH AV S                |
| 003      | 128530 | 0140  | 7/22/03   | \$266,000  | 1170               | 0             | 6         | 1905           | 2    | 4600     | Y    | N           | 2434 S IRVING ST             |
| 003      | 516070 | 0035  | 12/17/04  | \$303,500  | 1230               | 0             | 6         | 1900           | 4    | 4000     | N    | N           | 926 24TH AV S                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 003      | 722850 | 1035  | 1/30/04   | \$317,000  | 1230               | 0             | 6         | 1909           | 3    | 3810     | N    | N           | 1428 21ST AV        |
| 003      | 605860 | 0390  | 3/2/04    | \$260,000  | 1250               | 0             | 6         | 1907           | 3    | 3300     | Y    | N           | 911 23RD AV S       |
| 003      | 713230 | 0686  | 3/26/04   | \$310,000  | 1260               | 300           | 6         | 1906           | 4    | 2752     | Y    | N           | 1124 HIAWATHA PL S  |
| 003      | 722850 | 1415  | 2/3/03    | \$320,000  | 1310               | 0             | 6         | 1903           | 4    | 4994     | N    | N           | 953 21ST AV         |
| 003      | 794260 | 0086  | 10/28/03  | \$282,500  | 1330               | 400           | 6         | 1949           | 4    | 5280     | Y    | N           | 1902 E JEFFERSON ST |
| 003      | 722850 | 1610  | 7/14/04   | \$336,000  | 1490               | 0             | 6         | 1905           | 4    | 7491     | N    | N           | 982 20TH AV         |
| 003      | 722850 | 0896  | 2/5/04    | \$276,000  | 1500               | 0             | 6         | 1995           | 3    | 1985     | N    | N           | 2111 E PINE ST      |
| 003      | 246090 | 0025  | 11/6/03   | \$270,000  | 1560               | 0             | 6         | 1907           | 5    | 3960     | N    | N           | 939 24TH AV S       |
| 003      | 981870 | 0280  | 6/30/04   | \$324,000  | 1670               | 0             | 6         | 1926           | 5    | 5000     | N    | N           | 172 27TH AV         |
| 003      | 722850 | 0865  | 4/11/03   | \$350,000  | 1810               | 0             | 6         | 1902           | 3    | 4064     | N    | N           | 1644 21ST AV        |
| 003      | 722850 | 0669  | 4/1/04    | \$270,000  | 650                | 0             | 7         | 2003           | 3    | 2140     | N    | N           | 1615 22ND AV        |
| 003      | 225850 | 0020  | 7/23/04   | \$293,000  | 710                | 0             | 7         | 1912           | 4    | 4930     | N    | N           | 703 19TH AV         |
| 003      | 440020 | 0071  | 8/21/03   | \$226,862  | 750                | 0             | 7         | 2003           | 3    | 1106     | N    | N           | 519 B 20TH AV E     |
| 003      | 440020 | 0072  | 8/21/03   | \$226,862  | 750                | 0             | 7         | 2003           | 3    | 1167     | N    | N           | 519 A 20TH AV E     |
| 003      | 225450 | 1136  | 6/29/04   | \$245,000  | 750                | 0             | 7         | 2004           | 3    | 1260     | N    | N           | 913 A 14TH AV       |
| 003      | 225450 | 1137  | 7/23/04   | \$245,000  | 750                | 0             | 7         | 2004           | 3    | 1260     | N    | N           | 913 B 14TH AV       |
| 003      | 754480 | 0195  | 5/6/03    | \$265,000  | 760                | 0             | 7         | 1900           | 4    | 3000     | N    | N           | 422 22ND AV         |
| 003      | 794260 | 1070  | 7/2/03    | \$285,700  | 760                | 0             | 7         | 1925           | 4    | 4800     | Y    | N           | 315 15TH AV         |
| 003      | 095500 | 0165  | 5/28/03   | \$239,000  | 780                | 0             | 7         | 1941           | 3    | 4200     | N    | N           | 228 22ND AV E       |
| 003      | 723460 | 1570  | 8/30/04   | \$275,000  | 790                | 0             | 7         | 1931           | 4    | 3630     | N    | N           | 915 19TH AV         |
| 003      | 794260 | 0995  | 5/12/04   | \$307,000  | 820                | 120           | 7         | 1926           | 3    | 4800     | N    | N           | 320 14TH AV         |
| 003      | 225450 | 1476  | 12/16/04  | \$264,950  | 830                | 0             | 7         | 2004           | 3    | 1062     | N    | N           | 908 B 14TH AV       |
| 003      | 225450 | 1477  | 11/18/04  | \$266,950  | 830                | 0             | 7         | 2004           | 3    | 1062     | N    | N           | 908 A 14TH AV       |
| 003      | 042404 | 9059  | 11/22/04  | \$292,500  | 840                | 560           | 7         | 2002           | 3    | 2445     | N    | N           | 1110 26TH AV S      |
| 003      | 982670 | 1415  | 4/11/03   | \$295,000  | 840                | 640           | 7         | 1951           | 5    | 2619     | N    | N           | 223 22ND AV         |
| 003      | 722850 | 0667  | 2/5/04    | \$303,500  | 850                | 0             | 7         | 2003           | 3    | 1683     | N    | N           | 1611 22ND AV        |
| 003      | 722850 | 0668  | 1/20/04   | \$299,000  | 850                | 0             | 7         | 2003           | 3    | 1289     | N    | N           | 1613 22ND AV        |
| 003      | 981870 | 0505  | 6/22/04   | \$319,500  | 870                | 380           | 7         | 1949           | 5    | 4500     | N    | N           | 306 27TH AV         |
| 003      | 193730 | 0275  | 7/21/03   | \$280,000  | 880                | 0             | 7         | 1910           | 4    | 3200     | Y    | N           | 828 19TH AV S       |
| 003      | 331950 | 2165  | 12/17/03  | \$242,900  | 880                | 560           | 7         | 2003           | 3    | 1687     | N    | N           | 1623 S WELLER ST    |
| 003      | 722850 | 0449  | 5/24/04   | \$249,100  | 880                | 0             | 7         | 1902           | 3    | 2780     | N    | N           | 917 23RD AV         |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------|
| 003      | 912610 | 1156  | 7/23/04   | \$365,000  | 910                | 700           | 7         | 1984           | 3    | 3600     | N    | N           | 2111 E COLUMBIA ST |
| 003      | 277910 | 0432  | 8/18/03   | \$235,000  | 970                | 300           | 7         | 1953           | 4    | 5500     | N    | N           | 156 24TH AV        |
| 003      | 257240 | 0160  | 6/13/03   | \$210,000  | 990                | 0             | 7         | 1905           | 4    | 3360     | N    | N           | 171 15TH AV        |
| 003      | 501100 | 0090  | 8/4/03    | \$365,000  | 990                | 0             | 7         | 1996           | 3    | 4000     | N    | N           | 615 23RD AV E      |
| 003      | 684070 | 0260  | 7/19/03   | \$300,000  | 990                | 0             | 7         | 1926           | 3    | 5000     | N    | N           | 542 25TH AV        |
| 003      | 794260 | 1085  | 5/20/04   | \$305,000  | 1000               | 0             | 7         | 1922           | 4    | 4800     | N    | N           | 327 15TH AV        |
| 003      | 912610 | 0311  | 9/23/03   | \$284,500  | 1000               | 0             | 7         | 1906           | 4    | 2720     | N    | N           | 618 20TH AV        |
| 003      | 516070 | 0040  | 7/30/03   | \$287,500  | 1010               | 0             | 7         | 1901           | 5    | 4000     | N    | N           | 927 25TH AV S      |
| 003      | 684070 | 0380  | 2/18/03   | \$254,000  | 1020               | 0             | 7         | 1949           | 4    | 5000     | N    | N           | 506 26TH AV        |
| 003      | 912610 | 0747  | 1/17/03   | \$289,900  | 1020               | 600           | 7         | 1999           | 3    | 3198     | N    | N           | 320 21ST AV        |
| 003      | 516070 | 0065  | 1/14/04   | \$305,000  | 1050               | 0             | 7         | 2004           | 3    | 4000     | N    | N           | 949 25TH AV S      |
| 003      | 684070 | 1105  | 9/14/04   | \$299,000  | 1060               | 500           | 7         | 1923           | 4    | 4400     | N    | N           | 346 25TH AV        |
| 003      | 794260 | 2080  | 8/17/04   | \$389,000  | 1060               | 790           | 7         | 1900           | 4    | 2774     | N    | N           | 220 17TH AV        |
| 003      | 095500 | 0090  | 3/25/03   | \$240,000  | 1080               | 0             | 7         | 1901           | 4    | 3200     | N    | N           | 2214 E JOHN ST     |
| 003      | 121100 | 0250  | 9/23/03   | \$287,000  | 1080               | 0             | 7         | 1926           | 4    | 4500     | N    | N           | 532 27TH AV        |
| 003      | 225450 | 2455  | 9/20/04   | \$255,000  | 1080               | 0             | 7         | 1909           | 3    | 3840     | N    | N           | 829 20TH AV        |
| 003      | 722850 | 0375  | 2/29/04   | \$340,000  | 1080               | 0             | 7         | 1926           | 4    | 4740     | N    | N           | 937 23RD AV        |
| 003      | 722850 | 0505  | 4/13/04   | \$287,000  | 1080               | 0             | 7         | 1905           | 4    | 4898     | N    | N           | 1438 22ND AV       |
| 003      | 095500 | 0185  | 9/22/03   | \$320,000  | 1090               | 0             | 7         | 1910           | 4    | 4200     | N    | N           | 227 22ND AV E      |
| 003      | 722850 | 2545  | 6/10/03   | \$314,000  | 1090               | 150           | 7         | 1904           | 4    | 3600     | N    | N           | 1120 19TH AV       |
| 003      | 981870 | 0345  | 7/10/03   | \$293,950  | 1120               | 0             | 7         | 1927           | 4    | 4500     | N    | N           | 359 27TH AV        |
| 003      | 095500 | 0095  | 1/29/03   | \$273,000  | 1140               | 0             | 7         | 1900           | 5    | 3200     | N    | N           | 2208 E JOHN ST     |
| 003      | 684070 | 0295  | 7/1/03    | \$270,000  | 1140               | 0             | 7         | 1924           | 4    | 5000     | N    | N           | 508 25TH AV        |
| 003      | 981870 | 0085  | 4/22/03   | \$335,000  | 1140               | 170           | 7         | 1924           | 4    | 6000     | N    | N           | 194 26TH AV        |
| 003      | 331950 | 2171  | 8/13/03   | \$253,500  | 1140               | 280           | 7         | 2002           | 3    | 1688     | N    | N           | 1623 S WELLER ST   |
| 003      | 331950 | 2177  | 9/9/03    | \$254,950  | 1140               | 280           | 7         | 2002           | 3    | 1688     | N    | N           | 1623 S WELLER ST   |
| 003      | 125020 | 0216  | 3/24/04   | \$200,000  | 1150               | 530           | 7         | 1980           | 3    | 3280     | N    | N           | 2500 S LANE ST     |
| 003      | 331950 | 1830  | 11/16/04  | \$385,000  | 1150               | 300           | 7         | 1981           | 3    | 4800     | N    | N           | 1818 S WELLER ST   |
| 003      | 722850 | 2565  | 4/27/04   | \$389,000  | 1160               | 440           | 7         | 1904           | 3    | 4840     | N    | N           | 1128 19TH AV       |
| 003      | 152330 | 0010  | 5/21/04   | \$197,000  | 1170               | 0             | 7         | 1900           | 3    | 4340     | N    | N           | 906 24TH AV S      |
| 003      | 331950 | 2175  | 7/25/03   | \$249,950  | 1200               | 210           | 7         | 2002           | 3    | 1673     | N    | N           | 1625 B S WELLER ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------------------|
| 003      | 712830 | 0455  | 8/25/04   | \$233,000  | 1200               | 0             | 7         | 1904           | 3    | 4500     | N    | N           | 2014 S INGERSOLL PL          |
| 003      | 331950 | 2158  | 8/8/03    | \$254,000  | 1200               | 210           | 7         | 2003           | 3    | 1674     | N    | N           | 1619 B S WELLER ST           |
| 003      | 331950 | 2167  | 7/28/03   | \$249,950  | 1200               | 210           | 7         | 2003           | 3    | 1674     | N    | N           | 1619 A S WELLER ST           |
| 003      | 331950 | 2173  | 8/21/03   | \$260,250  | 1200               | 210           | 7         | 2002           | 3    | 1673     | N    | N           | 1625 A S WELLER ST           |
| 003      | 684070 | 1350  | 7/9/04    | \$285,000  | 1220               | 0             | 7         | 1923           | 4    | 5000     | N    | N           | 217 MARTIN LUTHER KING JR WY |
| 003      | 225450 | 2360  | 11/2/04   | \$350,000  | 1230               | 120           | 7         | 1947           | 4    | 5120     | N    | N           | 707 20TH AV                  |
| 003      | 794260 | 1360  | 11/12/04  | \$369,950  | 1260               | 0             | 7         | 1996           | 3    | 5120     | Y    | N           | 310 16TH AV                  |
| 003      | 125020 | 0592  | 1/23/03   | \$284,000  | 1260               | 420           | 7         | 2002           | 3    | 1800     | N    | N           | 416 26TH AV S                |
| 003      | 246090 | 0010  | 5/14/03   | \$232,950  | 1280               | 0             | 7         | 1992           | 3    | 2574     | N    | N           | 925 24TH AV S                |
| 003      | 723460 | 1580  | 6/11/03   | \$232,000  | 1300               | 0             | 7         | 1943           | 4    | 7751     | N    | N           | 901 19TH AV                  |
| 003      | 712830 | 0875  | 7/29/04   | \$320,000  | 1310               | 0             | 7         | 1996           | 3    | 3000     | N    | N           | 2010 S DEARBORN ST           |
| 003      | 684070 | 1120  | 2/13/04   | \$295,000  | 1340               | 0             | 7         | 1928           | 4    | 4400     | N    | N           | 332 25TH AV                  |
| 003      | 722850 | 0876  | 5/24/04   | \$265,000  | 1340               | 0             | 7         | 1906           | 4    | 5080     | N    | N           | 1652 21ST AV                 |
| 003      | 794260 | 1710  | 7/27/04   | \$370,000  | 1350               | 0             | 7         | 1903           | 4    | 5120     | N    | N           | 312 18TH AV                  |
| 003      | 277910 | 0135  | 7/2/04    | \$364,000  | 1360               | 0             | 7         | 1926           | 4    | 3040     | N    | N           | 207 25TH AV                  |
| 003      | 722850 | 0605  | 6/23/04   | \$361,800  | 1360               | 0             | 7         | 1904           | 4    | 1989     | N    | N           | 2203 E OLIVE ST              |
| 003      | 981870 | 0720  | 7/14/04   | \$303,500  | 1360               | 0             | 7         | 1999           | 3    | 2300     | N    | N           | 522 27TH AV                  |
| 003      | 042404 | 9069  | 12/15/04  | \$287,000  | 1370               | 0             | 7         | 1996           | 3    | 5003     | N    | N           | 2408 S JUDKINS ST            |
| 003      | 134430 | 0195  | 2/3/04    | \$235,000  | 1390               | 740           | 7         | 1921           | 2    | 4200     | N    | N           | 511 23RD AV E                |
| 003      | 814120 | 0017  | 1/28/04   | \$375,000  | 1390               | 0             | 7         | 2003           | 3    | 2521     | N    | N           | 518 20TH AV E                |
| 003      | 246090 | 0036  | 4/28/04   | \$289,900  | 1400               | 0             | 7         | 1900           | 4    | 2160     | N    | N           | 949 24TH AV S                |
| 003      | 423240 | 1145  | 6/26/04   | \$396,500  | 1400               | 0             | 7         | 1927           | 4    | 5400     | N    | N           | 425 19TH AV E                |
| 003      | 000760 | 0057  | 5/21/03   | \$181,000  | 1410               | 0             | 7         | 1902           | 4    | 2700     | N    | N           | 154 23RD AV                  |
| 003      | 095500 | 0155  | 3/19/03   | \$289,000  | 1420               | 0             | 7         | 1903           | 4    | 4200     | N    | N           | 222 22ND AV E                |
| 003      | 722850 | 1515  | 5/13/04   | \$394,950  | 1420               | 0             | 7         | 1996           | 3    | 4994     | N    | N           | 926 20TH AV                  |
| 003      | 712830 | 0395  | 12/12/03  | \$224,950  | 1440               | 0             | 7         | 1900           | 3    | 3000     | N    | N           | 2029 S CHARLES ST            |
| 003      | 872810 | 0750  | 7/9/04    | \$295,000  | 1440               | 0             | 7         | 1996           | 3    | 3590     | Y    | N           | 2023 S NORMAN ST             |
| 003      | 193730 | 0194  | 8/17/03   | \$262,000  | 1440               | 530           | 7         | 1999           | 3    | 2002     | Y    | N           | 837 19TH AV S                |
| 003      | 516070 | 0125  | 11/11/03  | \$337,500  | 1450               | 0             | 7         | 1900           | 4    | 6000     | N    | N           | 933 26TH AV S                |
| 003      | 722850 | 1220  | 6/10/04   | \$347,000  | 1450               | 0             | 7         | 1904           | 4    | 7620     | N    | N           | 921 22ND AV                  |
| 003      | 912610 | 0675  | 2/6/03    | \$278,000  | 1450               | 0             | 7         | 1995           | 3    | 3600     | N    | N           | 316 20TH AV                  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------|
| 003      | 036300 | 0070  | 10/22/04  | \$312,500  | 1460               | 0             | 7         | 1911           | 5    | 3000     | N    | N           | 179 26TH AV         |
| 003      | 794260 | 2165  | 7/19/04   | \$282,000  | 1460               | 0             | 7         | 1929           | 3    | 1886     | N    | N           | 222 15TH AV         |
| 003      | 121100 | 0345  | 12/17/03  | \$272,400  | 1470               | 0             | 7         | 1911           | 4    | 3500     | N    | N           | 547 TEMPLE PL       |
| 003      | 723460 | 0774  | 6/18/04   | \$355,000  | 1470               | 0             | 7         | 1911           | 3    | 1854     | N    | N           | 917 A 17TH AV       |
| 003      | 794260 | 1545  | 2/23/04   | \$249,000  | 1480               | 0             | 7         | 1901           | 4    | 5120     | N    | N           | 316 17TH AV         |
| 003      | 121100 | 0100  | 8/11/04   | \$333,700  | 1520               | 0             | 7         | 1908           | 4    | 3500     | N    | N           | 530 26TH AV         |
| 003      | 722850 | 1520  | 11/13/03  | \$275,000  | 1520               | 0             | 7         | 1901           | 2    | 4744     | N    | N           | 930 20TH AV         |
| 003      | 684070 | 1195  | 8/10/04   | \$361,145  | 1540               | 0             | 7         | 1914           | 4    | 4400     | N    | N           | 337 26TH AV         |
| 003      | 912610 | 1390  | 6/16/03   | \$289,900  | 1540               | 0             | 7         | 1904           | 4    | 3600     | N    | N           | 817 22ND AV         |
| 003      | 246090 | 0020  | 1/22/03   | \$265,000  | 1560               | 0             | 7         | 1907           | 3    | 3960     | N    | N           | 933 24TH AV S       |
| 003      | 722850 | 0795  | 8/29/03   | \$349,000  | 1560               | 0             | 7         | 1908           | 4    | 3800     | N    | N           | 1608 21ST AV        |
| 003      | 912610 | 0060  | 3/3/03    | \$286,000  | 1560               | 0             | 7         | 1994           | 3    | 3600     | N    | N           | 822 20TH AV         |
| 003      | 754480 | 0070  | 8/13/03   | \$310,000  | 1610               | 0             | 7         | 1909           | 5    | 2800     | N    | N           | 2212 E ALDER ST     |
| 003      | 982670 | 1345  | 10/4/04   | \$350,000  | 1620               | 0             | 7         | 1993           | 3    | 2640     | N    | N           | 2024 E SPRUCE ST    |
| 003      | 981870 | 0009  | 10/15/03  | \$309,000  | 1620               | 0             | 7         | 2003           | 3    | 3000     | N    | N           | 156 26TH AV         |
| 003      | 193730 | 0165  | 8/2/03    | \$316,000  | 1630               | 400           | 7         | 1911           | 4    | 6000     | Y    | N           | 811 19TH AV S       |
| 003      | 225450 | 1420  | 12/8/04   | \$295,000  | 1630               | 400           | 7         | 1902           | 4    | 3600     | N    | N           | 1117 15TH AV        |
| 003      | 331950 | 2135  | 6/14/04   | \$328,900  | 1630               | 0             | 7         | 1912           | 4    | 4480     | N    | N           | 1851 S WELLER ST    |
| 003      | 794260 | 1965  | 10/20/03  | \$275,000  | 1640               | 0             | 7         | 1923           | 3    | 3280     | N    | N           | 1921 E ALDER ST     |
| 003      | 814120 | 0015  | 12/31/03  | \$398,500  | 1640               | 0             | 7         | 2003           | 3    | 1141     | N    | N           | 520 B 20TH AV E     |
| 003      | 814120 | 0016  | 12/31/03  | \$390,000  | 1640               | 0             | 7         | 2003           | 3    | 1144     | N    | N           | 520 A 20TH AV E     |
| 003      | 277910 | 0006  | 6/30/04   | \$359,000  | 1650               | 0             | 7         | 1991           | 3    | 3000     | N    | N           | 169 25TH AV         |
| 003      | 794260 | 1745  | 6/23/04   | \$394,700  | 1650               | 0             | 7         | 1905           | 4    | 5120     | N    | N           | 311 19TH AV         |
| 003      | 912610 | 0161  | 5/17/04   | \$425,000  | 1650               | 0             | 7         | 1905           | 5    | 2550     | N    | N           | 829 21ST AV         |
| 003      | 684070 | 1200  | 9/3/03    | \$312,000  | 1680               | 0             | 7         | 1914           | 4    | 4400     | N    | N           | 339 26TH AV         |
| 003      | 605860 | 0055  | 10/21/04  | \$359,500  | 1700               | 600           | 7         | 1999           | 3    | 2500     | N    | N           | 2517 S DEARBORN ST  |
| 003      | 794260 | 0100  | 3/6/03    | \$384,000  | 1710               | 0             | 7         | 1902           | 4    | 5600     | N    | N           | 1914 E JEFFERSON ST |
| 003      | 121100 | 0170  | 3/18/04   | \$365,000  | 1760               | 0             | 7         | 1912           | 5    | 3500     | N    | N           | 543 27TH AV         |
| 003      | 134430 | 0260  | 10/11/04  | \$407,770  | 1770               | 0             | 7         | 1925           | 5    | 4200     | N    | N           | 343 23RD AV E       |
| 003      | 564660 | 0035  | 5/5/04    | \$485,000  | 1770               | 0             | 7         | 1900           | 4    | 4800     | N    | N           | 724 15TH AV         |
| 003      | 036300 | 0030  | 2/11/04   | \$289,000  | 1780               | 0             | 7         | 1901           | 4    | 3000     | N    | N           | 160 25TH AV         |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 003      | 794260 | 2125  | 7/15/04   | \$360,000  | 1780               | 0             | 7         | 1902           | 4    | 3864     | N    | N           | 1531 E ALDER ST                |
| 003      | 193480 | 0121  | 2/25/04   | \$389,000  | 1800               | 200           | 7         | 1900           | 3    | 2415     | N    | N           | 1805 E SPRUCE ST               |
| 003      | 605860 | 0370  | 7/28/03   | \$265,000  | 1830               | 0             | 7         | 1919           | 3    | 3800     | Y    | N           | 903 23RD AV S                  |
| 003      | 722850 | 1155  | 7/20/04   | \$300,000  | 1840               | 890           | 7         | 1978           | 3    | 7620     | Y    | N           | 973 22ND AV                    |
| 003      | 723460 | 0776  | 9/23/04   | \$392,500  | 1840               | 0             | 7         | 1902           | 4    | 2945     | N    | N           | 917 B 17TH AV                  |
| 003      | 912610 | 0525  | 10/7/03   | \$358,500  | 1840               | 0             | 7         | 2002           | 3    | 1876     | N    | N           | 515 21ST AV                    |
| 003      | 912610 | 0110  | 9/14/04   | \$492,500  | 1980               | 0             | 7         | 1900           | 4    | 5400     | N    | N           | 803 21ST AV                    |
| 003      | 036300 | 0035  | 10/7/04   | \$87,500   | 1990               | 0             | 7         | 1906           | 4    | 3000     | N    | N           | 164 25TH AV                    |
| 003      | 794260 | 1550  | 6/9/04    | \$449,000  | 2090               | 0             | 7         | 1901           | 4    | 5120     | N    | N           | 310 17TH AV                    |
| 003      | 684070 | 1165  | 5/21/03   | \$275,000  | 2260               | 0             | 7         | 1924           | 4    | 4400     | N    | N           | 307 26TH AV                    |
| 003      | 125020 | 0773  | 6/1/04    | \$287,000  | 1020               | 670           | 8         | 2003           | 3    | 2025     | N    | N           | 501 MARTIN LUTHER KING JR WY S |
| 003      | 125020 | 0779  | 10/25/04  | \$287,000  | 1020               | 670           | 8         | 2003           | 3    | 2265     | N    | N           | 509 MARTIN LUTHER KING JR WY S |
| 003      | 246090 | 0065  | 7/12/04   | \$374,500  | 1150               | 990           | 8         | 2004           | 3    | 3960     | N    | N           | 924 23RD AV S                  |
| 003      | 257240 | 0010  | 9/18/03   | \$295,000  | 1158               | 0             | 8         | 2001           | 3    | 1494     | N    | N           | 210 15TH AV                    |
| 003      | 501100 | 0165  | 5/29/03   | \$480,000  | 1200               | 0             | 8         | 1907           | 4    | 3285     | N    | N           | 2205 E MERCER ST               |
| 003      | 722850 | 1800  | 8/16/04   | \$494,000  | 1200               | 0             | 8         | 1998           | 3    | 7500     | N    | N           | 1452 20TH AV                   |
| 003      | 712830 | 0065  | 11/6/03   | \$241,000  | 1240               | 0             | 8         | 1900           | 3    | 3000     | Y    | N           | 815 20TH AV S                  |
| 003      | 722850 | 1170  | 11/16/04  | \$399,500  | 1240               | 0             | 8         | 1907           | 5    | 3810     | N    | N           | 959 22ND AV                    |
| 003      | 042404 | 9273  | 7/27/03   | \$289,000  | 1240               | 330           | 8         | 2003           | 3    | 1967     | N    | N           | 1110 24TH AV S                 |
| 003      | 225450 | 2265  | 1/31/03   | \$280,000  | 1260               | 0             | 8         | 1903           | 4    | 3840     | N    | N           | 723 19TH AV                    |
| 003      | 982670 | 1794  | 5/17/04   | \$309,000  | 1280               | 270           | 8         | 2001           | 3    | 1608     | N    | N           | 2219 E E ALDER ST              |
| 003      | 982670 | 1401  | 5/5/04    | \$357,000  | 1310               | 300           | 8         | 2002           | 3    | 1800     | N    | N           | 211 22ND AV                    |
| 003      | 722850 | 0815  | 4/12/04   | \$380,500  | 1330               | 0             | 8         | 1908           | 4    | 5080     | N    | N           | 1614 21ST AV                   |
| 003      | 134430 | 0290  | 7/26/04   | \$465,000  | 1360               | 390           | 8         | 1923           | 4    | 4200     | Y    | N           | 338 22ND AV E                  |
| 003      | 723460 | 0802  | 4/14/03   | \$318,500  | 1366               | 0             | 8         | 1997           | 3    | 1795     | N    | N           | 906 17TH AV                    |
| 003      | 501100 | 0020  | 4/15/03   | \$430,000  | 1400               | 0             | 8         | 1910           | 5    | 4000     | N    | N           | 612 21ST AV E                  |
| 003      | 912610 | 0485  | 11/4/04   | \$327,950  | 1430               | 0             | 8         | 2000           | 3    | 1807     | N    | N           | 2020 E JEFFERSON ST            |
| 003      | 042404 | 9075  | 3/17/03   | \$301,500  | 1440               | 350           | 8         | 2003           | 3    | 2084     | N    | N           | 1112 24TH AV S                 |
| 003      | 225450 | 1530  | 5/22/03   | \$420,000  | 1440               | 0             | 8         | 1906           | 4    | 3060     | N    | N           | 927 15TH AV                    |
| 003      | 332000 | 0615  | 11/7/03   | \$412,000  | 1450               | 1450          | 8         | 1958           | 4    | 6720     | N    | N           | 1844 S LANE ST                 |
| 003      | 225450 | 1825  | 6/22/04   | \$380,000  | 1460               | 0             | 8         | 1990           | 3    | 2251     | N    | N           | 817 16TH AV                    |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 982670 | 1791  | 8/28/03   | \$294,000  | 1460               | 320           | 8         | 2001           | 3    | 1981     | N    | N           | 219 23RD AV          |
| 003      | 814120 | 0046  | 8/25/04   | \$395,000  | 1470               | 0             | 8         | 1909           | 4    | 3040     | N    | N           | 2018 E REPUBLICAN ST |
| 003      | 440020 | 0070  | 10/14/03  | \$345,000  | 1480               | 0             | 8         | 1908           | 4    | 2545     | N    | N           | 521 20TH AV E        |
| 003      | 423240 | 0275  | 8/16/04   | \$546,000  | 1510               | 0             | 8         | 1905           | 5    | 4080     | N    | N           | 516 18TH AV E        |
| 003      | 722850 | 1390  | 5/3/04    | \$406,000  | 1510               | 0             | 8         | 1906           | 4    | 3750     | N    | N           | 969 21ST AV          |
| 003      | 982670 | 1403  | 4/23/04   | \$341,000  | 1520               | 330           | 8         | 2002           | 3    | 1800     | N    | N           | 2120 E SPRUCE ST     |
| 003      | 982670 | 1407  | 8/31/04   | \$372,500  | 1520               | 330           | 8         | 2002           | 3    | 1800     | N    | N           | 2116 E SPRUCE ST     |
| 003      | 423240 | 1335  | 7/25/03   | \$508,000  | 1560               | 0             | 8         | 1923           | 5    | 3840     | N    | N           | 330 16TH AV E        |
| 003      | 722850 | 1230  | 8/20/04   | \$438,000  | 1570               | 0             | 8         | 1908           | 4    | 3683     | N    | N           | 917 22ND AV          |
| 003      | 423240 | 1325  | 3/18/04   | \$649,000  | 1580               | 900           | 8         | 1902           | 5    | 6240     | N    | N           | 338 16TH AV E        |
| 003      | 193480 | 0125  | 3/22/04   | \$399,000  | 1580               | 280           | 8         | 2004           | 3    | 2100     | N    | N           | 1811 E SPRUCE ST     |
| 003      | 754480 | 0045  | 8/23/04   | \$405,000  | 1604               | 0             | 8         | 1998           | 3    | 3000     | N    | N           | 2205 E TERRACE ST    |
| 003      | 193730 | 0031  | 7/6/04    | \$402,000  | 1610               | 0             | 8         | 1931           | 4    | 4150     | Y    | N           | 1826 S DEARBORN ST   |
| 003      | 331950 | 1810  | 11/19/03  | \$285,000  | 1610               | 0             | 8         | 1966           | 4    | 4480     | N    | N           | 1834 S WELLER ST     |
| 003      | 331950 | 1810  | 9/8/04    | \$315,250  | 1610               | 0             | 8         | 1966           | 4    | 4480     | N    | N           | 1834 S WELLER ST     |
| 003      | 423240 | 0415  | 3/14/03   | \$430,000  | 1610               | 0             | 8         | 1987           | 3    | 5400     | N    | N           | 519 18TH AV E        |
| 003      | 722850 | 2460  | 8/14/03   | \$369,950  | 1620               | 0             | 8         | 1904           | 4    | 4840     | Y    | N           | 920 19TH AV          |
| 003      | 257240 | 0243  | 12/16/03  | \$299,500  | 1640               | 0             | 8         | 1999           | 3    | 2058     | N    | N           | 1416 E SPRUCE ST     |
| 003      | 423240 | 0460  | 6/22/04   | \$633,000  | 1670               | 0             | 8         | 1903           | 5    | 5400     | N    | N           | 526 16TH AV E        |
| 003      | 912610 | 0700  | 6/2/04    | \$415,000  | 1680               | 0             | 8         | 2004           | 3    | 3600     | N    | N           | 300 20TH AV          |
| 003      | 225450 | 1731  | 5/19/03   | \$318,900  | 1690               | 0             | 8         | 1901           | 4    | 2480     | N    | N           | 1510 E COLUMBIA ST   |
| 003      | 423240 | 0435  | 8/20/03   | \$679,800  | 1690               | 0             | 8         | 1902           | 5    | 3200     | N    | N           | 1715 E MERCER ST     |
| 003      | 257240 | 0242  | 5/11/04   | \$304,450  | 1700               | 0             | 8         | 1999           | 3    | 1191     | N    | N           | 1414 E SPRUCE ST     |
| 003      | 423240 | 0190  | 4/23/04   | \$725,000  | 1720               | 0             | 8         | 1901           | 5    | 5640     | N    | N           | 617 18TH AV E        |
| 003      | 684070 | 1125  | 3/11/04   | \$332,500  | 1720               | 110           | 8         | 1930           | 3    | 4400     | N    | N           | 328 25TH AV          |
| 003      | 912610 | 0836  | 4/18/03   | \$297,000  | 1720               | 0             | 8         | 2001           | 3    | 1529     | N    | N           | 426 21ST AV          |
| 003      | 912610 | 0838  | 11/10/03  | \$315,000  | 1730               | 0             | 8         | 2001           | 3    | 2064     | N    | N           | 422 21ST AV          |
| 003      | 722850 | 1115  | 2/12/04   | \$371,100  | 1750               | 540           | 8         | 1929           | 3    | 4500     | N    | N           | 1474 21ST AV         |
| 003      | 981870 | 0290  | 9/30/04   | \$418,000  | 1750               | 0             | 8         | 1902           | 4    | 4000     | N    | N           | 178 27TH AV          |
| 003      | 423240 | 0425  | 8/26/04   | \$664,000  | 1780               | 0             | 8         | 1902           | 5    | 4200     | N    | N           | 529 18TH AV E        |
| 003      | 303720 | 0066  | 3/30/04   | \$347,000  | 1790               | 0             | 8         | 1998           | 3    | 2500     | Y    | N           | 207 17TH AV          |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 003      | 225450 | 1745  | 1/2/04    | \$400,000  | 1830               | 0             | 8         | 1906           | 4    | 4800     | N    | N           | 810 15TH AV          |
| 003      | 794260 | 1918  | 12/7/04   | \$465,000  | 1830               | 730           | 8         | 1999           | 3    | 5004     | N    | N           | 315 20TH AV          |
| 003      | 225450 | 1995  | 4/16/03   | \$466,250  | 1850               | 0             | 8         | 1901           | 4    | 3200     | N    | N           | 1709 E COLUMBIA ST   |
| 003      | 684070 | 1170  | 12/12/04  | \$325,000  | 1860               | 0             | 8         | 1937           | 3    | 4400     | N    | N           | 311 26TH AV          |
| 003      | 722850 | 2315  | 3/3/04    | \$400,000  | 1900               | 0             | 8         | 1902           | 4    | 7260     | N    | N           | 971 20TH AV          |
| 003      | 912610 | 0458  | 6/30/04   | \$443,000  | 1930               | 0             | 8         | 2001           | 3    | 3600     | N    | N           | 512 20TH AV          |
| 003      | 134430 | 0221  | 10/4/04   | \$642,000  | 1950               | 0             | 8         | 1924           | 4    | 4305     | Y    | N           | 512 22ND AV E        |
| 003      | 912610 | 0885  | 2/20/03   | \$269,000  | 1980               | 0             | 8         | 2002           | 3    | 1911     | N    | N           | 411 B 22ND AV        |
| 003      | 912610 | 0884  | 3/4/03    | \$272,267  | 1980               | 0             | 8         | 2002           | 3    | 1905     | N    | N           | 411 A 22ND AV        |
| 003      | 912610 | 0886  | 6/9/04    | \$309,999  | 1980               | 0             | 8         | 2002           | 3    | 1463     | N    | N           | 4123 B 22ND AV       |
| 003      | 501100 | 0145  | 12/29/04  | \$636,500  | 2030               | 0             | 8         | 1926           | 4    | 3066     | N    | N           | 2111 E MERCER ST     |
| 003      | 794260 | 1515  | 2/10/04   | \$250,000  | 2060               | 0             | 8         | 1904           | 3    | 5120     | N    | N           | 340 17TH AV          |
| 003      | 794260 | 1515  | 4/26/04   | \$255,000  | 2060               | 0             | 8         | 1904           | 3    | 5120     | N    | N           | 340 17TH AV          |
| 003      | 912610 | 1651  | 4/28/03   | \$459,000  | 2070               | 860           | 8         | 2001           | 3    | 3870     | N    | N           | 722 22ND AV          |
| 003      | 912610 | 0185  | 7/30/03   | \$275,000  | 2110               | 0             | 8         | 1907           | 3    | 3600     | N    | N           | 722 20TH AV          |
| 003      | 423240 | 0135  | 2/26/04   | \$520,000  | 2140               | 0             | 8         | 1900           | 5    | 3760     | N    | N           | 1618 E MERCER ST     |
| 003      | 722850 | 2100  | 12/10/04  | \$500,000  | 2170               | 0             | 8         | 1900           | 4    | 7260     | N    | N           | 1471 20TH AV         |
| 003      | 723460 | 1542  | 2/25/03   | \$327,500  | 2260               | 0             | 8         | 2002           | 3    | 1834     | N    | N           | 918 B 18TH AV        |
| 003      | 723460 | 1543  | 2/4/03    | \$320,000  | 2260               | 0             | 8         | 2002           | 3    | 1831     | N    | N           | 916 B 18TH AV        |
| 003      | 722850 | 2325  | 10/25/04  | \$585,000  | 2750               | 1380          | 8         | 2002           | 3    | 5445     | N    | N           | 961 20TH AV          |
| 003      | 225450 | 1767  | 12/4/03   | \$315,000  | 1100               | 0             | 9         | 1999           | 3    | 1562     | N    | N           | 822 15TH AV          |
| 003      | 225450 | 1765  | 4/24/03   | \$306,000  | 1120               | 0             | 9         | 1999           | 3    | 2042     | N    | N           | 818 15TH AV          |
| 003      | 605860 | 0200  | 5/30/03   | \$329,300  | 1300               | 320           | 9         | 2003           | 3    | 1988     | N    | N           | 820 24TH AV S        |
| 003      | 605860 | 0208  | 5/20/03   | \$334,950  | 1300               | 320           | 9         | 2003           | 3    | 2215     | N    | N           | 828 24TH AV S        |
| 003      | 605860 | 0202  | 5/20/03   | \$324,950  | 1360               | 370           | 9         | 2003           | 3    | 1816     | N    | N           | 822 24TH AV S        |
| 003      | 605860 | 0204  | 6/20/03   | \$319,950  | 1360               | 370           | 9         | 2003           | 3    | 1991     | N    | N           | 824 24TH AV S        |
| 003      | 605860 | 0206  | 5/20/03   | \$324,950  | 1360               | 370           | 9         | 2003           | 3    | 1947     | N    | N           | 826 24TH AV S        |
| 003      | 423240 | 1015  | 11/30/04  | \$510,230  | 1380               | 150           | 9         | 1905           | 4    | 3906     | N    | N           | 431 18TH AV E        |
| 003      | 423240 | 1035  | 5/15/03   | \$620,800  | 1460               | 800           | 9         | 1992           | 3    | 3160     | N    | N           | 1715 E REPUBLICAN ST |
| 003      | 423240 | 0810  | 7/31/03   | \$455,000  | 1480               | 0             | 9         | 1905           | 4    | 2400     | N    | N           | 1622 E HARRISON ST   |
| 003      | 423240 | 0885  | 7/29/04   | \$725,000  | 1520               | 400           | 9         | 1904           | 5    | 2625     | N    | N           | 429 17TH AV E        |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                 |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------------------|
| 003      | 519110 | 0115  | 8/4/04    | \$542,450  | 1560               | 0             | 9         | 1909           | 5    | 2880     | N    | N           | 606 20TH AV E                 |
| 003      | 605860 | 0148  | 9/25/03   | \$315,000  | 1560               | 0             | 9         | 2002           | 3    | 1904     | N    | N           | 801 25TH AV S                 |
| 003      | 133680 | 0800  | 10/30/03  | \$555,000  | 1600               | 0             | 9         | 1906           | 5    | 2150     | N    | N           | 1715 E ROY ST                 |
| 003      | 095500 | 0450  | 7/27/03   | \$628,700  | 1620               | 910           | 9         | 1990           | 3    | 4200     | N    | N           | 142 21ST AV E                 |
| 003      | 794260 | 0080  | 4/15/03   | \$382,500  | 1670               | 0             | 9         | 1901           | 4    | 5120     | N    | N           | 512 19TH AV                   |
| 003      | 423240 | 0050  | 4/9/03    | \$559,000  | 1680               | 180           | 9         | 1987           | 3    | 3572     | N    | N           | 1520 E MERCER ST              |
| 003      | 519110 | 0100  | 9/2/04    | \$582,000  | 1680               | 0             | 9         | 1906           | 5    | 3200     | N    | N           | 616 20TH AV E                 |
| 003      | 423240 | 0080  | 7/1/03    | \$425,000  | 1690               | 0             | 9         | 1991           | 3    | 2100     | N    | N           | 1610 E MERCER ST              |
| 003      | 423240 | 0795  | 11/12/04  | \$715,000  | 1750               | 140           | 9         | 1906           | 4    | 2700     | N    | N           | 1604 E HARRISON ST            |
| 003      | 423240 | 0790  | 9/23/03   | \$699,000  | 1860               | 400           | 9         | 1906           | 4    | 2700     | N    | N           | 1610 E HARRISON ST            |
| 003      | 423240 | 0880  | 11/10/04  | \$685,000  | 1960               | 0             | 9         | 1906           | 5    | 4050     | N    | N           | 1619 E REPUBLICAN ST          |
| 003      | 501100 | 0040  | 7/28/03   | \$500,000  | 2200               | 0             | 9         | 1987           | 3    | 4000     | N    | N           | 611 22ND AV E                 |
| 003      | 722850 | 1275  | 3/13/03   | \$390,000  | 2200               | 0             | 9         | 1997           | 3    | 5080     | N    | N           | 944 21ST AV                   |
| 003      | 794260 | 1475  | 5/26/04   | \$300,000  | 2240               | 0             | 9         | 1903           | 3    | 5120     | N    | N           | 352 17TH AV                   |
| 003      | 684070 | 0310  | 2/19/04   | \$512,500  | 2280               | 540           | 9         | 2004           | 3    | 5000     | N    | N           | 507 26TH AV                   |
| 003      | 501100 | 0035  | 3/26/04   | \$899,950  | 2420               | 990           | 9         | 2004           | 3    | 4000     | N    | N           | 613 22ND AV E                 |
| 003      | 134430 | 0230  | 6/7/04    | \$597,000  | 2570               | 0             | 9         | 1913           | 4    | 4200     | N    | N           | 520 22ND AV E                 |
| 004      | 982820 | 1485  | 5/25/04   | \$160,000  | 560                | 0             | 6         | 1936           | 3    | 4800     | N    | N           | 1711 29TH AV                  |
| 004      | 501500 | 1205  | 4/2/03    | \$343,000  | 620                | 0             | 6         | 1914           | 5    | 4000     | N    | N           | 2613 E ALOHA ST               |
| 004      | 910300 | 0005  | 9/1/04    | \$292,500  | 620                | 0             | 6         | 1948           | 3    | 3560     | Y    | N           | 1801 33RD AV                  |
| 004      | 920990 | 0615  | 2/12/04   | \$325,000  | 620                | 620           | 6         | 1909           | 4    | 4400     | N    | N           | 3001 E HARRISON ST            |
| 004      | 982870 | 1804  | 6/24/04   | \$239,900  | 620                | 0             | 6         | 1908           | 4    | 1120     | N    | N           | 2614 E JOHN ST                |
| 004      | 982870 | 2082  | 4/18/03   | \$235,000  | 630                | 500           | 6         | 1944           | 4    | 2731     | Y    | N           | 1805 27TH AV                  |
| 004      | 982820 | 0370  | 12/15/04  | \$250,000  | 640                | 0             | 6         | 1904           | 2    | 3600     | Y    | N           | 1524 24TH AV                  |
| 004      | 982820 | 1320  | 6/9/04    | \$225,000  | 640                | 420           | 6         | 1944           | 4    | 2785     | Y    | N           | 1702 27TH AV                  |
| 004      | 982820 | 1321  | 6/2/04    | \$225,000  | 640                | 420           | 6         | 1944           | 4    | 2816     | Y    | N           | 1704 27TH AV                  |
| 004      | 982820 | 1850  | 8/16/04   | \$296,600  | 640                | 640           | 6         | 1992           | 3    | 4862     | Y    | N           | 1525 30TH AV                  |
| 004      | 982820 | 2150  | 8/13/03   | \$250,000  | 660                | 0             | 6         | 1920           | 2    | 2625     | Y    | N           | 3012 E OLIVE ST               |
| 004      | 501500 | 0870  | 10/16/03  | \$260,000  | 670                | 0             | 6         | 1909           | 4    | 4000     | Y    | N           | 913 24TH AV E                 |
| 004      | 982820 | 1180  | 5/20/04   | \$245,000  | 680                | 0             | 6         | 1920           | 5    | 4800     | N    | N           | 1509 MARTIN LUTHER KING JR WY |
| 004      | 920990 | 0460  | 6/19/03   | \$253,000  | 700                | 0             | 6         | 1931           | 5    | 4092     | N    | N           | 3108 E HARRISON ST            |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 004      | 982870 | 1135  | 7/18/03   | \$232,000  | 700                | 350           | 6         | 1950           | 4    | 4800     | Y    | N           | 124 MARTIN LUTHER KING JR WY E |
| 004      | 920990 | 0610  | 11/11/03  | \$180,000  | 720                | 0             | 6         | 1908           | 3    | 4400     | N    | N           | 328 30TH AV E                  |
| 004      | 920990 | 0195  | 9/15/03   | \$205,000  | 730                | 0             | 6         | 1954           | 3    | 5295     | N    | N           | 533 30TH AV E                  |
| 004      | 118900 | 0785  | 6/29/04   | \$310,000  | 760                | 760           | 6         | 2003           | 3    | 3430     | N    | N           | 2615 E UNION ST                |
| 004      | 920990 | 0440  | 3/28/04   | \$323,000  | 760                | 0             | 6         | 1918           | 4    | 3360     | N    | N           | 408 31ST AV E                  |
| 004      | 982820 | 0590  | 6/25/04   | \$294,500  | 760                | 190           | 6         | 1948           | 4    | 7200     | Y    | N           | 1627 26TH AV                   |
| 004      | 982820 | 1360  | 7/16/04   | \$395,000  | 770                | 180           | 6         | 1944           | 4    | 4800     | Y    | N           | 1734 27TH AV                   |
| 004      | 982820 | 1375  | 10/8/04   | \$253,000  | 780                | 0             | 6         | 1944           | 3    | 6720     | N    | N           | 1715 MARTIN LUTHER KING JR WY  |
| 004      | 982820 | 0186  | 6/24/04   | \$250,000  | 790                | 0             | 6         | 1908           | 4    | 2601     | Y    | N           | 1733 25TH AV                   |
| 004      | 721740 | 0520  | 10/3/03   | \$196,000  | 800                | 0             | 6         | 1900           | 4    | 3840     | N    | N           | 1124 25TH AV                   |
| 004      | 920990 | 0620  | 5/21/03   | \$268,500  | 800                | 800           | 6         | 1924           | 4    | 2160     | N    | N           | 334 DEWEY PL E                 |
| 004      | 982820 | 0150  | 2/26/04   | \$300,000  | 800                | 0             | 6         | 1902           | 4    | 3600     | Y    | N           | 1710 24TH AV                   |
| 004      | 920990 | 0465  | 3/30/04   | \$299,950  | 810                | 0             | 6         | 1909           | 3    | 2040     | N    | N           | 402 31ST AV E                  |
| 004      | 983930 | 0080  | 6/1/04    | \$282,500  | 810                | 0             | 6         | 1906           | 4    | 2040     | N    | N           | 3120 E UNION ST                |
| 004      | 796010 | 0270  | 10/27/03  | \$275,000  | 820                | 0             | 6         | 1908           | 4    | 5280     | N    | N           | 825 27TH AV                    |
| 004      | 982820 | 1745  | 3/2/04    | \$320,050  | 880                | 0             | 6         | 1929           | 4    | 2400     | N    | N           | 1505 29TH AV                   |
| 004      | 118900 | 0730  | 10/7/04   | \$236,000  | 890                | 0             | 6         | 1920           | 3    | 3420     | N    | N           | 1130 26TH AV                   |
| 004      | 920990 | 0260  | 9/17/03   | \$317,000  | 890                | 0             | 6         | 1901           | 4    | 4200     | N    | N           | 425 30TH AV E                  |
| 004      | 501600 | 2971  | 6/4/04    | \$306,700  | 920                | 290           | 6         | 1952           | 4    | 5376     | N    | N           | 415 25TH AV E                  |
| 004      | 982820 | 0607  | 10/19/04  | \$230,000  | 920                | 0             | 6         | 1911           | 3    | 3600     | Y    | N           | 1611 26TH AV                   |
| 004      | 501600 | 0500  | 2/13/04   | \$291,500  | 930                | 0             | 6         | 1908           | 5    | 4000     | N    | N           | 2829 E ARTHUR PL               |
| 004      | 982820 | 1037  | 4/15/04   | \$325,000  | 930                | 800           | 6         | 1908           | 3    | 3000     | N    | N           | 2614 E PIKE ST                 |
| 004      | 796010 | 0200  | 8/2/04    | \$233,000  | 980                | 0             | 6         | 1905           | 4    | 3600     | N    | N           | 806 27TH AV                    |
| 004      | 920990 | 0030  | 6/16/03   | \$300,000  | 1000               | 0             | 6         | 1916           | 4    | 3229     | N    | N           | 526 31ST AV E                  |
| 004      | 501600 | 0195  | 12/28/04  | \$375,000  | 1040               | 880           | 6         | 1902           | 3    | 4000     | N    | N           | 419 DEWEY PL E                 |
| 004      | 381440 | 0135  | 7/21/04   | \$330,000  | 1050               | 170           | 6         | 1903           | 4    | 2984     | N    | N           | 911 29TH AV                    |
| 004      | 118900 | 1110  | 11/18/03  | \$220,000  | 1060               | 0             | 6         | 1972           | 3    | 5280     | N    | N           | 931 27TH AV                    |
| 004      | 501600 | 1110  | 9/9/04    | \$278,000  | 1120               | 0             | 6         | 1925           | 3    | 3700     | Y    | N           | 332 25TH AV E                  |
| 004      | 533220 | 0520  | 11/25/03  | \$288,000  | 1120               | 0             | 6         | 1947           | 3    | 4000     | N    | N           | 2815 E ALOHA ST                |
| 004      | 721740 | 0525  | 4/3/03    | \$350,000  | 1150               | 0             | 6         | 1904           | 4    | 3840     | N    | N           | 1128 25TH AV                   |
| 004      | 118900 | 0090  | 12/11/03  | \$189,000  | 1210               | 0             | 6         | 1918           | 3    | 3276     | N    | N           | 2616 E UNION ST                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 004      | 982820 | 0260  | 8/26/04   | \$310,000  | 1210               | 0             | 6         | 1903           | 4    | 3600     | Y    | N           | 1622 24TH AV                   |
| 004      | 684070 | 0075  | 4/28/03   | \$302,000  | 1230               | 0             | 6         | 1962           | 3    | 5996     | N    | N           | 2506 E COLUMBIA ST             |
| 004      | 501500 | 1565  | 3/26/03   | \$302,000  | 1240               | 0             | 6         | 1900           | 5    | 4000     | N    | N           | 2504 E ROY ST                  |
| 004      | 983930 | 1145  | 7/8/04    | \$280,000  | 1270               | 0             | 6         | 1902           | 4    | 4400     | N    | N           | 910 30TH AV                    |
| 004      | 982820 | 0705  | 8/9/04    | \$313,000  | 1280               | 0             | 6         | 1903           | 4    | 2121     | Y    | N           | 1700 26TH AV                   |
| 004      | 982870 | 1930  | 6/15/04   | \$345,000  | 1320               | 0             | 6         | 1900           | 4    | 4800     | Y    | N           | 119 27TH AV E                  |
| 004      | 982820 | 0050  | 10/29/03  | \$286,000  | 1400               | 0             | 6         | 1901           | 3    | 7500     | N    | N           | 1601 24TH AV                   |
| 004      | 501600 | 0190  | 4/27/04   | \$315,000  | 1660               | 0             | 6         | 1901           | 3    | 3960     | N    | N           | 413 DEWEY PL E                 |
| 004      | 501500 | 1385  | 12/22/03  | \$283,500  | 620                | 350           | 7         | 1914           | 5    | 4000     | N    | N           | 2602 E ROY ST                  |
| 004      | 983930 | 0385  | 3/11/03   | \$297,100  | 640                | 640           | 7         | 1924           | 5    | 4400     | Y    | N           | 1434 29TH AV                   |
| 004      | 501500 | 0845  | 1/22/03   | \$285,000  | 740                | 740           | 7         | 1910           | 4    | 4000     | N    | N           | 2434 E ALOHA ST                |
| 004      | 982820 | 0540  | 6/25/04   | \$310,000  | 740                | 740           | 7         | 1917           | 4    | 2400     | Y    | N           | 2510 E PINE ST                 |
| 004      | 982820 | 0187  | 8/16/04   | \$265,000  | 750                | 0             | 7         | 1995           | 4    | 2020     | N    | N           | 2415 E HOWELL ST               |
| 004      | 051900 | 0080  | 2/26/04   | \$265,000  | 760                | 0             | 7         | 1907           | 5    | 1560     | N    | N           | 2421 E MARION ST               |
| 004      | 721740 | 0232  | 6/10/04   | \$310,000  | 760                | 0             | 7         | 2004           | 3    | 1787     | N    | N           | 2417 E PIKE ST                 |
| 004      | 501500 | 0295  | 2/3/03    | \$310,000  | 770                | 500           | 7         | 1910           | 5    | 2000     | Y    | N           | 1001 25TH AV E                 |
| 004      | 982820 | 0702  | 8/23/04   | \$225,000  | 790                | 0             | 7         | 1990           | 3    | 782      | N    | N           | 2518 E OLIVE ST                |
| 004      | 501600 | 3100  | 4/6/04    | \$326,000  | 800                | 0             | 7         | 1918           | 3    | 1740     | Y    | N           | 2408 E MERCER ST               |
| 004      | 982870 | 0460  | 6/16/03   | \$258,000  | 800                | 0             | 7         | 1945           | 4    | 6600     | Y    | N           | 138 30TH AV E                  |
| 004      | 982870 | 1480  | 7/25/03   | \$299,950  | 800                | 0             | 7         | 1946           | 4    | 4800     | Y    | N           | 2702 E DENNY WY                |
| 004      | 515770 | 0195  | 10/10/03  | \$307,500  | 820                | 0             | 7         | 1941           | 4    | 5000     | N    | N           | 812 33RD AV                    |
| 004      | 920990 | 0500  | 2/11/03   | \$280,000  | 820                | 350           | 7         | 1927           | 4    | 6000     | N    | N           | 318 31ST AV E                  |
| 004      | 982870 | 1345  | 1/27/03   | \$350,000  | 830                | 830           | 7         | 1996           | 3    | 4800     | Y    | N           | 1800 27TH AV                   |
| 004      | 501500 | 0220  | 11/16/04  | \$364,000  | 840                | 0             | 7         | 1901           | 4    | 4000     | Y    | N           | 2415 E HELEN ST                |
| 004      | 912610 | 2035  | 3/6/03    | \$216,500  | 850                | 0             | 7         | 1900           | 4    | 3584     | N    | N           | 816 23RD AV                    |
| 004      | 982820 | 1830  | 8/18/04   | \$345,000  | 870                | 300           | 7         | 1922           | 5    | 3200     | N    | N           | 1532 29TH AV                   |
| 004      | 118900 | 0180  | 3/18/04   | \$336,000  | 880                | 190           | 7         | 1924           | 4    | 3360     | N    | N           | 1418 27TH AV                   |
| 004      | 982870 | 1005  | 9/14/04   | \$262,500  | 880                | 0             | 7         | 1910           | 4    | 3200     | N    | N           | 206 MARTIN LUTHER KING JR WY E |
| 004      | 501500 | 0225  | 8/13/03   | \$337,500  | 890                | 0             | 7         | 1905           | 4    | 4000     | Y    | N           | 2411 E HELEN ST                |
| 004      | 982820 | 1620  | 12/1/03   | \$325,000  | 890                | 0             | 7         | 1925           | 4    | 4800     | N    | N           | 1500 MARTIN LUTHER KING JR WY  |
| 004      | 982820 | 1300  | 6/24/04   | \$255,000  | 900                | 0             | 7         | 1910           | 4    | 4200     | N    | N           | 1609 MARTIN LUTHER KING JR WY  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 004      | 051900 | 0065  | 10/20/03  | \$319,950  | 910                | 0             | 7         | 1928           | 4    | 5120     | N    | N           | 906 24TH AV                    |
| 004      | 920990 | 0435  | 5/3/04    | \$367,000  | 910                | 910           | 7         | 1908           | 4    | 6160     | Y    | N           | 413 32ND AV E                  |
| 004      | 501500 | 1030  | 5/18/04   | \$381,000  | 920                | 0             | 7         | 1909           | 4    | 4000     | N    | N           | 2433 E ALOHA ST                |
| 004      | 684070 | 0100  | 8/14/03   | \$282,500  | 920                | 0             | 7         | 1924           | 5    | 5996     | N    | N           | 823 26TH AV                    |
| 004      | 982870 | 1485  | 3/25/04   | \$343,000  | 920                | 0             | 7         | 1946           | 3    | 5716     | Y    | N           | 2708 E DENNY WY                |
| 004      | 920990 | 0295  | 1/24/03   | \$289,000  | 930                | 930           | 7         | 1981           | 3    | 4400     | N    | N           | 433 31ST AV E                  |
| 004      | 501500 | 1200  | 10/7/03   | \$375,000  | 940                | 0             | 7         | 1901           | 5    | 4000     | N    | N           | 2617 E ALOHA ST                |
| 004      | 501500 | 1270  | 12/1/04   | \$455,000  | 940                | 300           | 7         | 1916           | 4    | 6000     | N    | N           | 2632 E VALLEY ST               |
| 004      | 920990 | 0155  | 10/14/03  | \$383,000  | 940                | 0             | 7         | 1905           | 4    | 4400     | N    | N           | 514 30TH AV E                  |
| 004      | 982870 | 1685  | 10/12/04  | \$369,500  | 940                | 120           | 7         | 1910           | 4    | 5141     | N    | N           | 211 MARTIN LUTHER KING JR WY E |
| 004      | 982870 | 0502  | 6/7/04    | \$369,500  | 940                | 560           | 7         | 1998           | 3    | 5258     | N    | N           | 107 31ST AV E                  |
| 004      | 983930 | 1050  | 5/7/03    | \$320,000  | 950                | 0             | 7         | 1905           | 3    | 4400     | N    | N           | 924 31ST AV                    |
| 004      | 051900 | 0075  | 2/25/04   | \$255,000  | 960                | 900           | 7         | 1907           | 4    | 3120     | N    | N           | 825 25TH AV                    |
| 004      | 155620 | 0045  | 1/15/04   | \$336,000  | 960                | 760           | 7         | 1914           | 5    | 2180     | N    | N           | 721 29TH AV                    |
| 004      | 684070 | 0010  | 10/6/04   | \$337,950  | 960                | 0             | 7         | 1924           | 4    | 3331     | N    | N           | 906 26TH AV                    |
| 004      | 721740 | 0092  | 2/25/03   | \$307,000  | 960                | 0             | 7         | 1990           | 3    | 4165     | Y    | N           | 1420 24TH AV                   |
| 004      | 982820 | 1090  | 2/11/04   | \$235,000  | 960                | 0             | 7         | 1913           | 4    | 3600     | N    | N           | 1512 27TH AV                   |
| 004      | 982820 | 1975  | 5/19/04   | \$335,300  | 960                | 0             | 7         | 1926           | 4    | 4800     | N    | N           | 1704 29TH AV                   |
| 004      | 501600 | 0375  | 2/4/04    | \$310,000  | 970                | 150           | 7         | 1925           | 3    | 5120     | N    | N           | 318 MARTIN LUTHER KING JR WY E |
| 004      | 501600 | 1085  | 7/17/03   | \$378,000  | 970                | 420           | 7         | 1963           | 3    | 3750     | Y    | N           | 324 25TH AV E                  |
| 004      | 533220 | 0150  | 8/29/03   | \$449,000  | 970                | 970           | 7         | 1925           | 5    | 5000     | Y    | N           | 609 LAKE WASHINGTON BL E       |
| 004      | 118900 | 1240  | 8/5/03    | \$319,000  | 980                | 0             | 7         | 1908           | 3    | 3802     | N    | N           | 916 27TH AV                    |
| 004      | 982820 | 0225  | 4/23/03   | \$274,000  | 1000               | 140           | 7         | 2002           | 3    | 1500     | N    | N           | 2414 E OLIVE ST                |
| 004      | 982870 | 2020  | 9/24/03   | \$315,000  | 1000               | 0             | 7         | 1909           | 4    | 3200     | Y    | N           | 2623 E DENNY WY                |
| 004      | 982870 | 2063  | 10/20/03  | \$260,000  | 1000               | 0             | 7         | 1993           | 3    | 1637     | Y    | N           | 1825 27TH AV                   |
| 004      | 982820 | 0226  | 2/14/03   | \$279,000  | 1000               | 140           | 7         | 2002           | 3    | 1500     | N    | N           | 2416 E E OLIVE ST              |
| 004      | 501600 | 0085  | 10/13/04  | \$350,000  | 1010               | 0             | 7         | 1945           | 4    | 4800     | Y    | N           | 2926 E REPUBLICAN ST           |
| 004      | 501600 | 0270  | 12/22/04  | \$519,300  | 1010               | 200           | 7         | 1922           | 4    | 4200     | Y    | N           | 300 29TH AV E                  |
| 004      | 118900 | 1190  | 7/16/04   | \$350,000  | 1020               | 0             | 7         | 1909           | 5    | 4200     | N    | N           | 938 27TH AV                    |
| 004      | 982870 | 1405  | 8/4/04    | \$355,000  | 1030               | 0             | 7         | 1923           | 5    | 3480     | N    | N           | 1829 MARTIN LUTHER KING JR WY  |
| 004      | 920990 | 0170  | 9/5/03    | \$288,000  | 1040               | 430           | 7         | 1967           | 3    | 4400     | N    | N           | 526 30TH AV E                  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                 |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------------------|
| 004      | 920990 | 0365  | 3/19/04   | \$388,000  | 1040               | 1040          | 7         | 1963           | 4    | 4400     | N    | N           | 412 30TH AV E                 |
| 004      | 920990 | 0095  | 5/12/03   | \$416,000  | 1050               | 680           | 7         | 1963           | 5    | 4400     | N    | N           | 529 31ST AV E                 |
| 004      | 982820 | 0952  | 4/23/03   | \$389,000  | 1050               | 250           | 7         | 1920           | 4    | 6000     | Y    | N           | 1512 26TH AV                  |
| 004      | 381440 | 0125  | 6/10/04   | \$358,000  | 1060               | 850           | 7         | 1910           | 4    | 2874     | N    | N           | 903 29TH AV                   |
| 004      | 721740 | 0095  | 6/25/03   | \$300,000  | 1060               | 0             | 7         | 1990           | 3    | 3020     | N    | N           | 1418 A 24TH AV                |
| 004      | 920990 | 0220  | 11/9/04   | \$381,000  | 1060               | 480           | 7         | 1976           | 3    | 4106     | N    | N           | 511 30TH AV E                 |
| 004      | 118900 | 1305  | 4/14/03   | \$272,000  | 1070               | 300           | 7         | 1925           | 4    | 4500     | N    | N           | 933 MARTIN LUTHER KING JR WY  |
| 004      | 982870 | 0185  | 8/7/03    | \$340,000  | 1080               | 500           | 7         | 1910           | 4    | 4000     | Y    | N           | 133 32ND AV E                 |
| 004      | 118900 | 0139  | 11/19/04  | \$250,000  | 1100               | 0             | 7         | 1902           | 4    | 3472     | N    | N           | 2615 E PIKE ST                |
| 004      | 757570 | 0100  | 7/8/03    | \$470,000  | 1100               | 0             | 7         | 1922           | 5    | 6500     | Y    | N           | 1708 33RD AV                  |
| 004      | 920990 | 0540  | 2/23/04   | \$250,000  | 1100               | 0             | 7         | 1970           | 3    | 4400     | N    | N           | 323 31ST AV E                 |
| 004      | 920990 | 0120  | 6/9/03    | \$297,950  | 1110               | 0             | 7         | 1974           | 3    | 4400     | N    | N           | 509 31ST AV E                 |
| 004      | 118600 | 0115  | 5/24/04   | \$325,000  | 1130               | 400           | 7         | 1909           | 3    | 3750     | N    | N           | 1615 33RD AV                  |
| 004      | 515770 | 0180  | 8/25/04   | \$330,000  | 1130               | 430           | 7         | 1963           | 4    | 5000     | N    | N           | 813 34TH AV                   |
| 004      | 982870 | 0135  | 11/8/04   | \$360,000  | 1130               | 510           | 7         | 1977           | 3    | 4000     | Y    | N           | 104 31ST AV E                 |
| 004      | 118900 | 1000  | 5/25/04   | \$330,000  | 1140               | 0             | 7         | 1979           | 3    | 6000     | N    | N           | 940 26TH AV                   |
| 004      | 982820 | 0400  | 8/5/04    | \$324,950  | 1150               | 0             | 7         | 1995           | 3    | 4800     | N    | N           | 1525 25TH AV                  |
| 004      | 034200 | 0245  | 10/7/04   | \$390,000  | 1160               | 0             | 7         | 1905           | 4    | 3000     | N    | N           | 719 34TH AV                   |
| 004      | 501500 | 1295  | 8/5/04    | \$560,000  | 1170               | 0             | 7         | 1916           | 4    | 4000     | N    | N           | 2646 E VALLEY ST              |
| 004      | 982870 | 2195  | 2/20/03   | \$330,000  | 1170               | 0             | 7         | 1905           | 3    | 3200     | Y    | N           | 2522 E HOWELL ST              |
| 004      | 118900 | 0260  | 5/10/04   | \$409,950  | 1180               | 700           | 7         | 1909           | 5    | 4800     | N    | N           | 1427 MARTIN LUTHER KING JR WY |
| 004      | 501500 | 0820  | 5/26/04   | \$405,500  | 1180               | 490           | 7         | 1962           | 3    | 4000     | N    | N           | 2414 E ALOHA ST               |
| 004      | 982820 | 1201  | 9/16/04   | \$339,500  | 1180               | 0             | 7         | 1929           | 3    | 4500     | Y    | N           | 2708 E PINE ST                |
| 004      | 118900 | 0825  | 6/8/04    | \$369,950  | 1200               | 0             | 7         | 1905           | 3    | 3960     | N    | N           | 1121 27TH AV                  |
| 004      | 501600 | 0210  | 2/20/04   | \$460,000  | 1200               | 0             | 7         | 1988           | 3    | 4960     | N    | N           | 2921 E REPUBLICAN ST          |
| 004      | 501500 | 0340  | 1/5/04    | \$315,000  | 1220               | 0             | 7         | 1903           | 3    | 4000     | Y    | N           | 2525 E HELEN ST               |
| 004      | 118900 | 0210  | 9/25/03   | \$250,000  | 1250               | 0             | 7         | 1989           | 3    | 3164     | N    | N           | 2712 E UNION ST               |
| 004      | 118900 | 1480  | 5/24/04   | \$215,000  | 1250               | 170           | 7         | 1911           | 2    | 4618     | N    | N           | 930 MARTIN LUTHER KING JR WY  |
| 004      | 501600 | 2885  | 12/18/03  | \$275,000  | 1250               | 0             | 7         | 1953           | 3    | 5504     | Y    | N           | 420 24TH AV E                 |
| 004      | 920990 | 0025  | 6/21/04   | \$379,500  | 1250               | 400           | 7         | 1982           | 3    | 3233     | Y    | N           | 525 32ND AV E                 |
| 004      | 982820 | 2595  | 5/12/04   | \$367,500  | 1250               | 0             | 7         | 1928           | 4    | 3200     | Y    | N           | 1702 31ST AV                  |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                 |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------------------|
| 004      | 982870 | 1784  | 7/16/03   | \$260,000  | 1250               | 0             | 7         | 2003           | 3    | 1376     | N    | N           | 217 A 27TH AV E               |
| 004      | 982820 | 2015  | 6/18/03   | \$387,500  | 1260               | 460           | 7         | 1947           | 4    | 7200     | N    | N           | 2919 E HOWELL ST              |
| 004      | 982870 | 0675  | 10/22/04  | \$390,000  | 1260               | 600           | 7         | 1906           | 4    | 4800     | N    | N           | 1822 29TH AV                  |
| 004      | 118900 | 0130  | 11/29/04  | \$371,500  | 1270               | 450           | 7         | 1947           | 5    | 6720     | N    | N           | 1427 27TH AV                  |
| 004      | 721740 | 0610  | 8/11/03   | \$289,950  | 1270               | 0             | 7         | 1977           | 3    | 6400     | N    | N           | 1117 25TH AV                  |
| 004      | 982870 | 1785  | 5/21/03   | \$262,500  | 1270               | 0             | 7         | 1903           | 4    | 2048     | Y    | N           | 219 27TH AV E                 |
| 004      | 134430 | 0355  | 10/29/03  | \$281,500  | 1280               | 0             | 7         | 1917           | 4    | 4200     | Y    | N           | 516 23RD AV E                 |
| 004      | 501600 | 1655  | 4/16/04   | \$429,950  | 1280               | 780           | 7         | 1904           | 4    | 3822     | N    | N           | 420 27TH AV E                 |
| 004      | 982870 | 1085  | 7/14/03   | \$359,500  | 1280               | 800           | 7         | 1911           | 4    | 4800     | Y    | N           | 215 29TH AV E                 |
| 004      | 982870 | 1220  | 11/30/04  | \$368,450  | 1280               | 440           | 7         | 1944           | 3    | 6480     | Y    | N           | 2818 E DENNY WY               |
| 004      | 982820 | 2175  | 3/3/03    | \$327,000  | 1290               | 580           | 7         | 1979           | 3    | 6600     | Y    | N           | 1608 30TH AV                  |
| 004      | 501600 | 1650  | 3/30/04   | \$375,000  | 1300               | 0             | 7         | 1908           | 5    | 4000     | N    | N           | 424 27TH AV E                 |
| 004      | 536620 | 0195  | 6/20/03   | \$392,000  | 1300               | 600           | 7         | 1994           | 3    | 3038     | N    | N           | 816 30TH AV                   |
| 004      | 982820 | 1440  | 2/5/03    | \$385,000  | 1310               | 0             | 7         | 1944           | 3    | 9600     | N    | N           | 1714 MARTIN LUTHER KING JR WY |
| 004      | 982820 | 1920  | 10/25/04  | \$265,000  | 1310               | 1310          | 7         | 1945           | 4    | 3870     | Y    | N           | 2905 E OLIVE ST               |
| 004      | 982820 | 2120  | 7/12/04   | \$500,000  | 1310               | 0             | 7         | 1944           | 4    | 6600     | N    | N           | 3015 E HOWELL ST              |
| 004      | 320430 | 0475  | 9/9/04    | \$390,000  | 1320               | 0             | 7         | 1918           | 5    | 2220     | Y    | N           | 1080 24TH AV E                |
| 004      | 982820 | 1355  | 9/27/04   | \$370,000  | 1320               | 0             | 7         | 1929           | 4    | 2880     | Y    | N           | 1730 27TH AV                  |
| 004      | 757620 | 0175  | 5/20/04   | \$442,500  | 1330               | 360           | 7         | 1909           | 5    | 4042     | Y    | N           | 1630 32ND AV                  |
| 004      | 118900 | 0630  | 2/5/03    | \$275,000  | 1340               | 1000          | 7         | 1983           | 3    | 5424     | N    | N           | 1103 MARTIN LUTHER KING JR WY |
| 004      | 536620 | 0205  | 6/20/03   | \$345,000  | 1350               | 0             | 7         | 1991           | 3    | 3068     | N    | N           | 818 30TH AV                   |
| 004      | 721740 | 0096  | 12/15/04  | \$325,000  | 1350               | 0             | 7         | 2004           | 3    | 2299     | Y    | N           | 1418 24TH AV                  |
| 004      | 118900 | 0960  | 12/11/03  | \$297,000  | 1370               | 0             | 7         | 1903           | 4    | 3408     | N    | N           | 1118 26TH AV                  |
| 004      | 501500 | 0700  | 7/6/04    | \$303,000  | 1370               | 0             | 7         | 1918           | 4    | 4000     | N    | N           | 2636 E ALOHA ST               |
| 004      | 912610 | 1937  | 7/11/03   | \$208,700  | 1370               | 0             | 7         | 1906           | 4    | 2400     | N    | N           | 2307 E COLUMBIA ST            |
| 004      | 721740 | 0895  | 10/17/03  | \$293,000  | 1380               | 0             | 7         | 2000           | 3    | 3402     | N    | N           | 929 24TH AV                   |
| 004      | 536620 | 0340  | 11/9/04   | \$363,000  | 1400               | 0             | 7         | 1906           | 4    | 3706     | N    | N           | 766 30TH AV                   |
| 004      | 982820 | 0200  | 12/10/04  | \$255,000  | 1400               | 0             | 7         | 1901           | 4    | 3600     | Y    | N           | 1727 25TH AV                  |
| 004      | 982820 | 2740  | 3/25/04   | \$359,950  | 1400               | 580           | 7         | 1928           | 4    | 3200     | Y    | N           | 3112 E OLIVE ST               |
| 004      | 536620 | 0415  | 7/15/03   | \$320,000  | 1420               | 800           | 7         | 1922           | 4    | 6837     | N    | N           | 3102 E CHERRY ST              |
| 004      | 983930 | 0555  | 12/2/04   | \$445,000  | 1420               | 0             | 7         | 1997           | 3    | 4400     | N    | N           | 1109 30TH AV                  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                 |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------------------|
| 004      | 118900 | 0300  | 5/21/03   | \$280,000  | 1430               | 0             | 7         | 1919           | 2    | 5040     | N    | N           | 1428 MARTIN LUTHER KING JR WY |
| 004      | 982820 | 0005  | 3/19/04   | \$325,000  | 1430               | 0             | 7         | 1904           | 4    | 7670     | N    | N           | 2312 E PIKE ST                |
| 004      | 982820 | 1790  | 7/22/04   | \$422,000  | 1450               | 0             | 7         | 1907           | 5    | 3600     | N    | N           | 1512 29TH AV                  |
| 004      | 982870 | 0750  | 3/21/03   | \$387,280  | 1450               | 640           | 7         | 1984           | 3    | 4800     | N    | N           | 1825 30TH AV                  |
| 004      | 796010 | 0350  | 3/9/04    | \$311,500  | 1460               | 0             | 7         | 1904           | 4    | 3600     | N    | N           | 705 27TH AV                   |
| 004      | 501600 | 0150  | 6/18/03   | \$434,000  | 1470               | 0             | 7         | 1924           | 5    | 4800     | N    | N           | 418 29TH AV E                 |
| 004      | 721740 | 1005  | 6/16/03   | \$315,000  | 1470               | 0             | 7         | 1906           | 4    | 6400     | N    | N           | 920 24TH AV                   |
| 004      | 796010 | 0120  | 6/1/04    | \$390,000  | 1480               | 0             | 7         | 1914           | 4    | 5400     | N    | N           | 810 MARTIN LUTHER KING JR WY  |
| 004      | 982820 | 0295  | 6/8/04    | \$271,000  | 1480               | 0             | 7         | 1925           | 2    | 4440     | N    | N           | 1627 25TH AV                  |
| 004      | 983930 | 1055  | 2/20/03   | \$424,000  | 1490               | 0             | 7         | 1906           | 4    | 4400     | Y    | N           | 928 31ST AV                   |
| 004      | 983930 | 0865  | 3/24/04   | \$385,000  | 1500               | 120           | 7         | 1902           | 4    | 6600     | N    | N           | 1115 32ND AV                  |
| 004      | 721740 | 1095  | 2/26/04   | \$351,000  | 1510               | 0             | 7         | 1907           | 5    | 3000     | N    | N           | 2415 E SPRING ST              |
| 004      | 920990 | 0190  | 1/2/03    | \$430,000  | 1520               | 0             | 7         | 2001           | 3    | 4432     | N    | N           | 537 30TH AV E                 |
| 004      | 155620 | 0150  | 9/18/03   | \$393,400  | 1530               | 0             | 7         | 1907           | 4    | 3846     | N    | N           | 721 30TH AV                   |
| 004      | 501600 | 0290  | 10/28/04  | \$506,500  | 1530               | 0             | 7         | 1908           | 5    | 3719     | Y    | N           | 311 DEWEY PL E                |
| 004      | 684070 | 0005  | 4/8/04    | \$415,000  | 1530               | 0             | 7         | 1920           | 4    | 4997     | N    | N           | 910 26TH AV                   |
| 004      | 982820 | 1195  | 5/21/03   | \$370,000  | 1540               | 0             | 7         | 1925           | 3    | 4800     | N    | N           | 2720 E PIKE ST                |
| 004      | 983930 | 0155  | 8/10/04   | \$489,000  | 1540               | 0             | 7         | 1904           | 4    | 4720     | N    | N           | 1424 31ST AV                  |
| 004      | 920990 | 0358  | 11/12/04  | \$295,000  | 1580               | 610           | 7         | 1987           | 3    | 3200     | N    | N           | 410 30TH AV E                 |
| 004      | 501600 | 0490  | 6/28/04   | \$295,000  | 1590               | 0             | 7         | 1901           | 4    | 3934     | N    | N           | 2835 E ARTHUR PL              |
| 004      | 536620 | 0210  | 4/3/03    | \$265,000  | 1590               | 0             | 7         | 1991           | 3    | 4094     | N    | N           | 824 30TH AV                   |
| 004      | 982870 | 0140  | 7/23/03   | \$306,500  | 1590               | 0             | 7         | 1929           | 3    | 4000     | Y    | N           | 110 31ST AV E                 |
| 004      | 034200 | 0380  | 12/11/03  | \$386,000  | 1620               | 0             | 7         | 1996           | 3    | 6000     | N    | N           | 3202 E CHERRY ST              |
| 004      | 983930 | 0170  | 7/23/04   | \$465,000  | 1640               | 0             | 7         | 1903           | 4    | 6600     | Y    | N           | 1434 31ST AV                  |
| 004      | 757570 | 0130  | 11/11/03  | \$359,500  | 1650               | 0             | 7         | 1919           | 4    | 2550     | N    | N           | 1733 34TH AV                  |
| 004      | 982820 | 2355  | 4/24/03   | \$420,000  | 1670               | 0             | 7         | 1927           | 4    | 6600     | Y    | N           | 1503 31ST AV                  |
| 004      | 320430 | 0540  | 10/10/03  | \$315,000  | 1690               | 0             | 7         | 1910           | 4    | 3600     | Y    | N           | 2415 E PROSPECT ST            |
| 004      | 155620 | 0145  | 12/9/03   | \$429,000  | 1710               | 0             | 7         | 1907           | 3    | 3875     | N    | N           | 719 30TH AV                   |
| 004      | 982820 | 1955  | 4/30/03   | \$400,000  | 1710               | 0             | 7         | 1913           | 4    | 5400     | N    | N           | 1611 30TH AV                  |
| 004      | 009700 | 0080  | 3/29/04   | \$485,000  | 1740               | 0             | 7         | 1907           | 4    | 4000     | N    | N           | 1529 34TH AV                  |
| 004      | 721740 | 1150  | 7/14/04   | \$350,000  | 1790               | 0             | 7         | 1923           | 4    | 6400     | N    | N           | 942 25TH AV                   |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|------------------------------|
| 004      | 118900 | 0980  | 11/5/04   | \$320,269  | 1800               | 0             | 7         | 1900           | 4    | 6000     | N    | N           | 944 26TH AV                  |
| 004      | 118600 | 0040  | 3/12/03   | \$507,500  | 1840               | 0             | 7         | 1922           | 5    | 5022     | N    | N           | 1619 34TH AV                 |
| 004      | 982820 | 2590  | 7/2/03    | \$591,000  | 1850               | 860           | 7         | 1928           | 5    | 3200     | Y    | N           | 3110 E OLIVE ST              |
| 004      | 982820 | 2180  | 8/12/04   | \$447,000  | 1900               | 0             | 7         | 1909           | 4    | 4400     | Y    | N           | 1612 30TH AV                 |
| 004      | 983930 | 0775  | 9/9/04    | \$415,000  | 1920               | 250           | 7         | 1980           | 4    | 4080     | Y    | N           | 1122 30TH AV                 |
| 004      | 051900 | 0010  | 3/19/03   | \$416,000  | 1950               | 0             | 7         | 1930           | 3    | 3720     | N    | N           | 907 24TH AV                  |
| 004      | 982820 | 0930  | 9/15/04   | \$507,000  | 1970               | 0             | 7         | 1961           | 3    | 6000     | N    | N           | 1603 27TH AV                 |
| 004      | 912610 | 1970  | 12/30/04  | \$255,000  | 2290               | 0             | 7         | 1910           | 4    | 3470     | N    | N           | 718 23RD AV                  |
| 004      | 920990 | 0300  | 7/28/04   | \$600,000  | 3050               | 0             | 7         | 1987           | 3    | 4400     | N    | N           | 431 31ST AV E                |
| 004      | 320430 | 0110  | 11/10/04  | \$450,000  | 920                | 0             | 8         | 1925           | 4    | 6000     | N    | N           | 1419 25TH AV E               |
| 004      | 982820 | 1012  | 5/4/04    | \$369,500  | 1000               | 0             | 8         | 1914           | 4    | 3600     | N    | N           | 1521 27TH AV                 |
| 004      | 501500 | 0270  | 4/14/03   | \$386,000  | 1060               | 720           | 8         | 1903           | 5    | 2600     | N    | N           | 2324 E WARD ST               |
| 004      | 501500 | 0305  | 5/1/03    | \$384,500  | 1060               | 0             | 8         | 1903           | 5    | 2000     | Y    | N           | 1007 25TH AV E               |
| 004      | 320430 | 0140  | 1/20/04   | \$328,000  | 1090               | 0             | 8         | 1928           | 4    | 3500     | Y    | N           | 1226 24TH AV E               |
| 004      | 320430 | 0675  | 8/5/04    | \$382,000  | 1100               | 300           | 8         | 1946           | 3    | 6000     | N    | N           | 1122 25TH AV E               |
| 004      | 796010 | 0230  | 12/27/04  | \$260,000  | 1110               | 0             | 8         | 1907           | 4    | 5400     | N    | N           | 811 MARTIN LUTHER KING JR WY |
| 004      | 982820 | 0744  | 3/9/04    | \$260,000  | 1120               | 0             | 8         | 1998           | 3    | 988      | N    | N           | 1730 26TH AV                 |
| 004      | 982820 | 0746  | 5/17/04   | \$249,000  | 1120               | 0             | 8         | 1998           | 3    | 840      | Y    | N           | 1734 26TH AV                 |
| 004      | 515770 | 0090  | 3/3/03    | \$429,000  | 1130               | 250           | 8         | 1941           | 5    | 4111     | N    | N           | 934 32ND AV                  |
| 004      | 501600 | 1065  | 12/14/04  | \$448,000  | 1140               | 0             | 8         | 1988           | 3    | 2500     | Y    | N           | 320 25TH AV E                |
| 004      | 501500 | 0430  | 9/22/03   | \$320,000  | 1160               | 0             | 8         | 1984           | 3    | 2800     | N    | N           | 1001 26TH AV E               |
| 004      | 320430 | 0775  | 4/20/04   | \$440,500  | 1180               | 250           | 8         | 1947           | 4    | 6000     | N    | N           | 2519 E HIGHLAND DR           |
| 004      | 501500 | 0595  | 9/21/04   | \$430,000  | 1220               | 0             | 8         | 1978           | 3    | 5200     | N    | N           | 2637 E WARD ST               |
| 004      | 721740 | 1025  | 11/3/03   | \$331,500  | 1230               | 0             | 8         | 1994           | 3    | 2729     | N    | N           | 915 25TH AV                  |
| 004      | 501600 | 1330  | 7/3/03    | \$390,000  | 1250               | 450           | 8         | 1988           | 3    | 2500     | N    | N           | 406 26TH AV E                |
| 004      | 757570 | 0005  | 12/22/04  | \$475,000  | 1260               | 560           | 8         | 1998           | 3    | 4000     | Y    | N           | 1712 32ND AV                 |
| 004      | 721740 | 0741  | 8/21/03   | \$300,000  | 1260               | 440           | 8         | 1999           | 3    | 1920     | N    | N           | 1128 24TH AV                 |
| 004      | 501600 | 2455  | 4/29/03   | \$422,000  | 1290               | 540           | 8         | 1986           | 3    | 3200     | Y    | N           | 321 25TH AV E                |
| 004      | 118900 | 0805  | 1/10/03   | \$369,375  | 1310               | 0             | 8         | 1910           | 5    | 4080     | N    | N           | 1127 27TH AV                 |
| 004      | 118900 | 0805  | 6/8/04    | \$424,000  | 1310               | 0             | 8         | 1910           | 5    | 4080     | N    | N           | 1127 27TH AV                 |
| 004      | 501600 | 1285  | 4/20/04   | \$459,000  | 1370               | 340           | 8         | 1987           | 3    | 5000     | Y    | N           | 426 26TH AV E                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 004      | 501600 | 2195  | 8/27/04   | \$372,000  | 1370               | 0             | 8         | 1987           | 3    | 2500     | N    | N           | 410 25TH AV E                  |
| 004      | 501500 | 0230  | 10/14/03  | \$440,000  | 1390               | 0             | 8         | 1907           | 5    | 4000     | Y    | N           | 2409 E HELEN ST                |
| 004      | 982870 | 1982  | 11/1/04   | \$412,300  | 1430               | 410           | 8         | 2001           | 3    | 1765     | N    | N           | 1810 26TH AV                   |
| 004      | 501500 | 1555  | 10/27/04  | \$365,000  | 1440               | 0             | 8         | 1906           | 4    | 4000     | N    | N           | 2428 E ROY ST                  |
| 004      | 501500 | 0170  | 3/22/04   | \$457,000  | 1470               | 0             | 8         | 1908           | 4    | 8400     | Y    | N           | 1053 25TH AV E                 |
| 004      | 982870 | 1984  | 4/30/03   | \$365,000  | 1480               | 380           | 8         | 2001           | 3    | 1459     | N    | N           | 1812 B 26TH AV                 |
| 004      | 982820 | 1910  | 1/12/04   | \$475,000  | 1490               | 900           | 8         | 1922           | 4    | 5040     | Y    | N           | 1622 29TH AV                   |
| 004      | 982820 | 2495  | 10/18/03  | \$440,000  | 1500               | 900           | 8         | 1923           | 4    | 4000     | Y    | N           | 1612 31ST AV                   |
| 004      | 155620 | 0155  | 6/30/03   | \$415,000  | 1510               | 0             | 8         | 1994           | 3    | 3817     | N    | N           | 727 30TH AV                    |
| 004      | 320430 | 0295  | 7/15/04   | \$415,000  | 1540               | 0             | 8         | 1912           | 3    | 5000     | Y    | N           | 2417 E LEE ST                  |
| 004      | 982870 | 1611  | 11/10/04  | \$459,000  | 1570               | 0             | 8         | 1994           | 3    | 3802     | N    | N           | 216 27TH AV E                  |
| 004      | 918470 | 0050  | 5/21/04   | \$509,950  | 1590               | 250           | 8         | 1912           | 4    | 4300     | N    | N           | 918 32ND AV                    |
| 004      | 118600 | 0135  | 2/6/04    | \$481,500  | 1600               | 670           | 8         | 1995           | 3    | 2800     | Y    | N           | 1618 32ND AV                   |
| 004      | 133880 | 1040  | 12/22/04  | \$675,000  | 1600               | 800           | 8         | 1927           | 4    | 3350     | Y    | N           | 802 23RD AV E                  |
| 004      | 501600 | 2980  | 7/25/03   | \$380,500  | 1600               | 450           | 8         | 1987           | 3    | 3200     | Y    | N           | 423 25TH AV E                  |
| 004      | 982820 | 0205  | 8/6/04    | \$375,000  | 1630               | 0             | 8         | 1998           | 3    | 2664     | Y    | N           | 1723 A 25TH AV                 |
| 004      | 982870 | 1540  | 9/25/03   | \$349,000  | 1630               | 0             | 8         | 1981           | 4    | 3440     | Y    | N           | 129 MARTIN LUTHER KING JR WY E |
| 004      | 320430 | 0525  | 2/24/04   | \$425,000  | 1640               | 0             | 8         | 1930           | 2    | 6000     | Y    | N           | 1071 25TH AV E                 |
| 004      | 796010 | 0220  | 3/26/04   | \$260,000  | 1640               | 0             | 8         | 1907           | 2    | 3600     | N    | N           | 809 MARTIN LUTHER KING JR WY   |
| 004      | 501600 | 2610  | 4/28/04   | \$430,000  | 1650               | 0             | 8         | 1908           | 4    | 5000     | Y    | N           | 441 24TH AV E                  |
| 004      | 118900 | 0095  | 5/13/03   | \$299,950  | 1690               | 0             | 8         | 2003           | 3    | 1485     | N    | N           | 2618 E UNION ST                |
| 004      | 118900 | 0096  | 5/27/03   | \$299,000  | 1690               | 0             | 8         | 2003           | 3    | 1442     | N    | N           | 2620 E UNION ST                |
| 004      | 118900 | 0097  | 2/26/03   | \$319,950  | 1690               | 0             | 8         | 2003           | 3    | 1877     | N    | N           | 2622 E UNION ST                |
| 004      | 536620 | 0165  | 6/29/04   | \$611,000  | 1710               | 480           | 8         | 1907           | 5    | 3872     | N    | N           | 802 30TH AV                    |
| 004      | 982820 | 0207  | 12/1/04   | \$392,000  | 1710               | 0             | 8         | 1998           | 3    | 1750     | N    | N           | 1723 B 25TH AV                 |
| 004      | 757570 | 0020  | 4/6/04    | \$487,500  | 1760               | 0             | 8         | 1984           | 3    | 4000     | Y    | N           | 1718 32ND AV                   |
| 004      | 920990 | 0085  | 5/28/03   | \$450,000  | 1770               | 330           | 8         | 1987           | 3    | 5500     | N    | N           | 537 LAKE WASHINGTON BL E       |
| 004      | 982870 | 1150  | 11/23/04  | \$489,000  | 1780               | 0             | 8         | 2000           | 3    | 4800     | N    | N           | 2801 E JOHN ST                 |
| 004      | 118900 | 0092  | 3/27/03   | \$311,967  | 1780               | 0             | 8         | 2003           | 3    | 1623     | N    | N           | 2628 E UNION ST                |
| 004      | 118900 | 0093  | 4/15/03   | \$303,000  | 1780               | 0             | 8         | 2003           | 3    | 1571     | N    | N           | 2626 E UNION ST                |
| 004      | 118900 | 0094  | 3/26/03   | \$303,000  | 1780               | 0             | 8         | 2003           | 3    | 2052     | N    | N           | 2624 E UNION ST                |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|----------------------|
| 004      | 501600 | 1155  | 10/24/03  | \$585,089  | 1800               | 300           | 8         | 2003           | 3    | 4000     | N    | N           | 601 28TH AV E        |
| 004      | 034200 | 0400  | 8/4/04    | \$550,000  | 1810               | 0             | 8         | 1905           | 4    | 4000     | N    | N           | 714 32ND AV          |
| 004      | 501500 | 1085  | 4/15/03   | \$559,000  | 1810               | 400           | 8         | 1901           | 5    | 4200     | N    | N           | 2400 E VALLEY ST     |
| 004      | 501500 | 0255  | 12/27/04  | \$545,000  | 1840               | 0             | 8         | 1903           | 5    | 4000     | N    | N           | 2314 E WARD ST       |
| 004      | 918470 | 0095  | 5/14/03   | \$460,000  | 1870               | 0             | 8         | 1926           | 3    | 4300     | N    | N           | 923 33RD AV          |
| 004      | 501600 | 2470  | 10/24/03  | \$415,000  | 1920               | 620           | 8         | 1986           | 3    | 3200     | Y    | N           | 325 25TH AV E        |
| 004      | 118600 | 0125  | 12/8/03   | \$491,500  | 2000               | 1100          | 8         | 1996           | 3    | 3773     | N    | N           | 1617 33RD AV         |
| 004      | 715220 | 0485  | 8/7/03    | \$543,000  | 2130               | 220           | 8         | 1914           | 4    | 5000     | N    | N           | 1427 33RD AV         |
| 004      | 501500 | 0265  | 5/27/04   | \$415,000  | 2180               | 0             | 8         | 1983           | 3    | 2700     | N    | N           | 2322 E WARD ST       |
| 004      | 982870 | 0947  | 2/19/03   | \$440,000  | 2230               | 0             | 8         | 1999           | 3    | 4800     | Y    | N           | 2923 E THOMAS ST     |
| 004      | 536620 | 0100  | 3/27/03   | \$469,000  | 2240               | 200           | 8         | 1913           | 3    | 3268     | N    | N           | 3109 E MARION ST     |
| 004      | 501500 | 1400  | 10/26/04  | \$620,000  | 2260               | 0             | 8         | 2000           | 3    | 4000     | N    | N           | 2614 E ROY ST        |
| 004      | 320430 | 0210  | 7/13/04   | \$500,000  | 2280               | 1140          | 8         | 1928           | 4    | 4800     | Y    | N           | 1208 24TH AV E       |
| 004      | 983930 | 0825  | 10/20/04  | \$590,000  | 2410               | 0             | 8         | 1908           | 4    | 4400     | Y    | N           | 1137 32ND AV         |
| 004      | 501600 | 2820  | 7/21/04   | \$600,000  | 2480               | 0             | 8         | 2002           | 3    | 3200     | Y    | N           | 450 24TH AV E        |
| 004      | 155620 | 0005  | 7/23/03   | \$615,000  | 2550               | 0             | 8         | 1905           | 5    | 4623     | N    | N           | 805 30TH AV          |
| 004      | 721740 | 0990  | 7/15/03   | \$425,000  | 2630               | 0             | 8         | 1903           | 4    | 7680     | N    | N           | 924 24TH AV          |
| 004      | 920990 | 0404  | 3/1/04    | \$475,000  | 2640               | 0             | 8         | 1990           | 3    | 6953     | N    | N           | 3111 E REPUBLICAN ST |
| 004      | 982820 | 1060  | 6/2/04    | \$470,000  | 2800               | 200           | 8         | 1913           | 4    | 4000     | N    | N           | 1502 27TH AV         |
| 004      | 320430 | 0715  | 6/27/03   | \$500,000  | 1040               | 550           | 9         | 1978           | 3    | 6000     | N    | N           | 1103 26TH AV E       |
| 004      | 501600 | 2545  | 11/24/03  | \$357,000  | 1240               | 0             | 9         | 1981           | 3    | 4450     | Y    | N           | 321 24TH AV E        |
| 004      | 501500 | 1580  | 4/14/04   | \$470,000  | 1250               | 520           | 9         | 1990           | 3    | 4000     | Y    | N           | 2518 E ROY ST        |
| 004      | 501500 | 0450  | 10/15/03  | \$473,000  | 1320               | 510           | 9         | 1979           | 3    | 4800     | N    | N           | 2641 E HELEN ST      |
| 004      | 757620 | 0200  | 7/31/03   | \$578,000  | 1420               | 710           | 9         | 2003           | 3    | 3932     | N    | N           | 1621 33RD AV         |
| 004      | 920990 | 0450  | 7/7/04    | \$534,500  | 1650               | 390           | 9         | 2004           | 3    | 2050     | N    | N           | 406 31ST AV E        |
| 004      | 982820 | 1882  | 2/20/03   | \$448,000  | 1650               | 0             | 9         | 1998           | 3    | 4321     | Y    | N           | 1604 29TH AV         |
| 004      | 501600 | 0268  | 8/19/04   | \$541,250  | 1730               | 0             | 9         | 2000           | 3    | 4200     | N    | N           | 304 29TH AV E        |
| 004      | 501600 | 3195  | 11/17/04  | \$622,500  | 1750               | 0             | 9         | 1905           | 5    | 4400     | Y    | N           | 2312 E MERCER ST     |
| 004      | 982820 | 0752  | 6/23/03   | \$379,000  | 1820               | 530           | 9         | 1999           | 3    | 1799     | Y    | N           | 2613 E HOWELL ST     |
| 004      | 982820 | 0075  | 4/15/03   | \$472,000  | 1830               | 70            | 9         | 2002           | 3    | 3600     | N    | N           | 1627 24TH AV         |
| 004      | 501600 | 0075  | 11/4/03   | \$520,000  | 2040               | 580           | 9         | 1991           | 3    | 4800     | N    | N           | 2918 E REPUBLICAN ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                 |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------------------|
| 004      | 533220 | 0610  | 5/15/03   | \$533,451  | 2100               | 0             | 9         | 2000           | 3    | 4000     | N    | N           | 2810 E ROY ST                 |
| 004      | 982870 | 1428  | 8/28/03   | \$460,000  | 2120               | 0             | 9         | 2003           | 3    | 3512     | N    | N           | 1809 MARTIN LUTHER KING JR WY |
| 004      | 501600 | 1660  | 8/12/04   | \$650,000  | 2140               | 840           | 9         | 2004           | 3    | 3318     | N    | N           | 416 27TH AV E                 |
| 004      | 982870 | 0490  | 6/18/03   | \$599,950  | 2180               | 940           | 9         | 2002           | 3    | 4400     | Y    | N           | 121 31ST AV E                 |
| 004      | 983930 | 1205  | 11/12/03  | \$726,000  | 2250               | 700           | 9         | 2003           | 3    | 4400     | Y    | N           | 939 30TH AV                   |
| 004      | 501500 | 0495  | 6/24/04   | \$519,950  | 2290               | 0             | 9         | 1984           | 3    | 4000     | N    | N           | 2611 E HELEN ST               |
| 004      | 533220 | 0470  | 8/14/03   | \$562,000  | 2320               | 0             | 9         | 1987           | 3    | 6600     | N    | N           | 2815 E WARD ST                |
| 004      | 533220 | 0590  | 6/25/03   | \$599,000  | 2340               | 0             | 9         | 2003           | 3    | 4000     | N    | N           | 2805 E VALLEY ST              |
| 004      | 533220 | 0595  | 6/26/03   | \$599,000  | 2340               | 0             | 9         | 2003           | 3    | 4000     | N    | N           | 2801 E VALLEY ST              |
| 004      | 501500 | 1615  | 9/3/03    | \$705,000  | 2370               | 0             | 9         | 1904           | 5    | 6200     | Y    | N           | 2313 E VALLEY ST              |
| 004      | 982820 | 0600  | 5/22/03   | \$381,200  | 2620               | 0             | 9         | 1907           | 4    | 7200     | Y    | N           | 1613 26TH AV                  |
| 004      | 501600 | 1160  | 1/28/04   | \$690,000  | 2680               | 1390          | 9         | 2003           | 3    | 4000     | N    | N           | 607 28TH AV E                 |
| 004      | 320430 | 0450  | 10/12/04  | \$703,000  | 2720               | 0             | 9         | 1925           | 5    | 6000     | Y    | N           | 1123 25TH AV E                |
| 004      | 757570 | 0065  | 11/24/03  | \$660,000  | 2830               | 0             | 9         | 1986           | 3    | 6600     | Y    | N           | 1723 33RD AV                  |
| 004      | 034200 | 0355  | 7/9/04    | \$615,000  | 3100               | 480           | 9         | 1909           | 4    | 6000     | N    | N           | 711 33RD AV                   |
| 004      | 982870 | 1045  | 8/13/03   | \$450,000  | 1970               | 650           | 10        | 2003           | 3    | 3600     | N    | N           | 2807 E THOMAS ST              |
| 004      | 134430 | 0318  | 8/26/03   | \$495,000  | 1970               | 0             | 10        | 1997           | 3    | 5001     | N    | N           | 2305 E HARRISON ST            |
| 004      | 501500 | 1215  | 6/17/03   | \$704,000  | 2340               | 830           | 10        | 1999           | 3    | 4000     | Y    | N           | 2605 E ALOHA ST               |
| 004      | 501500 | 0347  | 9/5/03    | \$750,000  | 2560               | 940           | 10        | 2000           | 3    | 4000     | Y    | N           | 2517 E HELEN ST               |
| 011      | 918720 | 0020  | 4/16/03   | \$198,000  | 600                | 0             | 6         | 1943           | 4    | 5000     | N    | N           | 144 28TH AV                   |
| 011      | 364410 | 0065  | 1/13/03   | \$195,000  | 610                | 0             | 6         | 1909           | 4    | 2268     | N    | N           | 1302 29TH AV S                |
| 011      | 125020 | 1175  | 10/8/04   | \$236,000  | 700                | 0             | 6         | 1901           | 3    | 3600     | N    | N           | 529 29TH AV S                 |
| 011      | 364410 | 0170  | 6/16/03   | \$359,000  | 780                | 630           | 6         | 1913           | 5    | 4800     | Y    | N           | 1302 YAKIMA AV S              |
| 011      | 125020 | 1160  | 3/18/03   | \$230,000  | 790                | 0             | 6         | 1901           | 3    | 3600     | N    | N           | 539 29TH AV S                 |
| 011      | 125020 | 0995  | 7/23/03   | \$262,950  | 860                | 150           | 6         | 1907           | 5    | 3600     | N    | N           | 313 29TH AV S                 |
| 011      | 713730 | 0180  | 11/3/04   | \$165,000  | 900                | 0             | 6         | 1900           | 3    | 2805     | N    | N           | 2725 S ELMWOOD PL             |
| 011      | 364410 | 0160  | 8/25/04   | \$399,900  | 950                | 750           | 6         | 1997           | 3    | 4320     | Y    | N           | 1325 YAKIMA AV S              |
| 011      | 684070 | 1465  | 3/21/03   | \$265,000  | 1000               | 0             | 6         | 1949           | 3    | 5000     | N    | N           | 2804 E SPRUCE ST              |
| 011      | 364410 | 0060  | 11/4/04   | \$272,000  | 1100               | 1100          | 6         | 1907           | 4    | 2400     | N    | N           | 1300 29TH AV S                |
| 011      | 684070 | 1436  | 11/6/03   | \$295,000  | 1310               | 0             | 6         | 1944           | 4    | 7565     | Y    | N           | 209 28TH AV                   |
| 011      | 936360 | 0235  | 5/28/03   | \$276,000  | 720                | 0             | 7         | 1959           | 4    | 5000     | Y    | N           | 308 31ST AV                   |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                   |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------------------------|
| 011      | 034200 | 0565  | 5/17/04   | \$291,500  | 750                | 0             | 7         | 1922           | 4    | 2400     | N    | N           | 3209 E CHERRY ST                |
| 011      | 684070 | 0550  | 12/1/04   | \$360,000  | 750                | 0             | 7         | 1924           | 4    | 4550     | N    | N           | 546 28TH AV                     |
| 011      | 042404 | 9011  | 1/6/03    | \$230,000  | 790                | 790           | 7         | 1918           | 4    | 2960     | Y    | N           | 835 31ST AV S                   |
| 011      | 056700 | 0310  | 4/8/03    | \$307,000  | 890                | 600           | 7         | 1981           | 3    | 2925     | Y    | N           | 1102 YAKIMA AV S                |
| 011      | 056700 | 0310  | 7/16/04   | \$312,000  | 890                | 600           | 7         | 1981           | 3    | 2925     | Y    | N           | 1102 YAKIMA AV S                |
| 011      | 536620 | 0630  | 9/16/03   | \$320,000  | 910                | 0             | 7         | 1908           | 4    | 4000     | N    | N           | 538 30TH AV                     |
| 011      | 918720 | 0255  | 6/25/04   | \$310,000  | 930                | 0             | 7         | 1919           | 3    | 3300     | N    | N           | 154 29TH AV                     |
| 011      | 056700 | 0055  | 4/15/03   | \$332,500  | 950                | 0             | 7         | 1942           | 4    | 6000     | N    | N           | 838 YAKIMA AV S                 |
| 011      | 341660 | 0618  | 7/2/04    | \$399,000  | 970                | 0             | 7         | 1923           | 4    | 3440     | N    | N           | 111 31ST AV S                   |
| 011      | 073000 | 0121  | 2/20/03   | \$201,000  | 980                | 0             | 7         | 1998           | 3    | 2226     | N    | N           | 1320 MARTIN LUTHER KING JR WY S |
| 011      | 073000 | 0089  | 11/22/04  | \$220,000  | 990                | 0             | 7         | 1999           | 3    | 1932     | N    | N           | 1304 MARTIN LUTHER KING JR WY S |
| 011      | 103200 | 0071  | 6/11/03   | \$199,900  | 990                | 0             | 7         | 1998           | 3    | 2429     | N    | N           | 1362 MARTIN LUTHER KING JR WY S |
| 011      | 536620 | 0705  | 7/29/03   | \$359,990  | 1000               | 560           | 7         | 1987           | 3    | 4500     | N    | N           | 541 31ST AV                     |
| 011      | 936360 | 0330  | 7/14/03   | \$347,500  | 1020               | 180           | 7         | 1958           | 4    | 5000     | N    | N           | 425 31ST AV                     |
| 011      | 936360 | 0370  | 12/15/03  | \$352,000  | 1030               | 560           | 7         | 1986           | 3    | 5000     | N    | N           | 507 31ST AV                     |
| 011      | 636290 | 0207  | 12/22/03  | \$241,000  | 1050               | 480           | 7         | 1973           | 3    | 4000     | N    | N           | 734 MARTIN LUTHER KING JR WY S  |
| 011      | 140030 | 0099  | 9/8/03    | \$235,000  | 1070               | 1050          | 7         | 1984           | 3    | 4300     | N    | N           | 706 MARTIN LUTHER KING JR WY S  |
| 011      | 056700 | 0535  | 11/13/03  | \$303,000  | 1090               | 750           | 7         | 1973           | 4    | 6000     | Y    | N           | 819 YAKIMA AV S                 |
| 011      | 056700 | 0040  | 6/7/04    | \$360,000  | 1110               | 240           | 7         | 1907           | 4    | 2797     | Y    | N           | 831 30TH AV S                   |
| 011      | 042404 | 9030  | 4/14/04   | \$285,000  | 1140               | 0             | 7         | 1920           | 4    | 3225     | Y    | N           | 907 31ST AV S                   |
| 011      | 341660 | 1045  | 3/29/04   | \$312,000  | 1140               | 0             | 7         | 1904           | 4    | 4200     | N    | N           | 112 28TH AV S                   |
| 011      | 690920 | 0403  | 7/23/04   | \$297,000  | 1140               | 0             | 7         | 2001           | 3    | 2208     | N    | N           | 1362 30TH AV S                  |
| 011      | 690920 | 0406  | 4/11/03   | \$250,000  | 1140               | 0             | 7         | 2001           | 3    | 1637     | N    | N           | 1366 30TH AV S                  |
| 011      | 690920 | 0408  | 11/14/03  | \$266,500  | 1140               | 0             | 7         | 2001           | 3    | 2208     | N    | N           | 1370 30TH AV S                  |
| 011      | 690920 | 0411  | 1/7/03    | \$268,500  | 1140               | 0             | 7         | 2001           | 3    | 2706     | N    | N           | 1376 30TH AV S                  |
| 011      | 684070 | 0575  | 2/18/04   | \$289,000  | 1180               | 400           | 7         | 1951           | 4    | 4550     | N    | N           | 516 28TH AV                     |
| 011      | 056700 | 0150  | 4/17/03   | \$329,900  | 1210               | 200           | 7         | 1926           | 4    | 2760     | N    | N           | 933 YAKIMA PL S                 |
| 011      | 341660 | 0710  | 10/5/04   | \$466,000  | 1250               | 1250          | 7         | 1949           | 5    | 7200     | N    | N           | 115 31ST AV                     |
| 011      | 684070 | 1475  | 8/13/04   | \$430,000  | 1250               | 0             | 7         | 1925           | 4    | 4550     | N    | N           | 207 29TH AV                     |
| 011      | 056700 | 0525  | 11/3/04   | \$275,000  | 1270               | 0             | 7         | 1981           | 3    | 3000     | Y    | N           | 811 YAKIMA AV S                 |
| 011      | 684070 | 0475  | 6/6/03    | \$325,000  | 1270               | 0             | 7         | 1926           | 5    | 5005     | N    | N           | 503 28TH AV                     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address                  |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|--------------------------------|
| 011      | 056700 | 0548  | 12/10/03  | \$332,500  | 1280               | 0             | 7         | 1985           | 3    | 6000     | Y    | N           | 831 YAKIMA AV S                |
| 011      | 125020 | 1225  | 1/14/04   | \$349,500  | 1340               | 0             | 7         | 1912           | 4    | 3150     | N    | N           | 304 29TH AV S                  |
| 011      | 035700 | 0025  | 5/15/03   | \$323,000  | 1390               | 0             | 7         | 1912           | 5    | 3760     | Y    | N           | 1125 31ST AV S                 |
| 011      | 684070 | 1455  | 10/14/03  | \$331,000  | 1410               | 0             | 7         | 1927           | 4    | 4550     | Y    | N           | 210 28TH AV                    |
| 011      | 684170 | 0045  | 9/10/03   | \$338,950  | 1440               | 0             | 7         | 1904           | 4    | 3300     | N    | N           | 425 30TH AV                    |
| 011      | 155620 | 0170  | 5/12/03   | \$420,000  | 1550               | 360           | 7         | 2003           | 3    | 3240     | N    | N           | 2919 E CHERRY ST               |
| 011      | 034200 | 0460  | 2/10/03   | \$588,000  | 1590               | 0             | 7         | 1923           | 4    | 4000     | N    | N           | 621 33RD AV                    |
| 011      | 536620 | 0560  | 11/8/04   | \$383,000  | 1590               | 0             | 7         | 1992           | 3    | 3000     | N    | N           | 607 32ND AV                    |
| 011      | 034200 | 0435  | 11/30/04  | \$385,000  | 1630               | 0             | 7         | 1906           | 4    | 3000     | N    | N           | 3211 E CHERRY ST               |
| 011      | 379600 | 0240  | 10/20/04  | \$349,900  | 1630               | 0             | 7         | 1925           | 4    | 5000     | N    | N           | 2752 S MAIN ST                 |
| 011      | 684070 | 0690  | 12/13/04  | \$280,000  | 1630               | 0             | 7         | 1926           | 3    | 5750     | N    | N           | 517 30TH AV                    |
| 011      | 155620 | 0220  | 6/11/04   | \$549,950  | 1700               | 0             | 7         | 1905           | 4    | 4292     | N    | N           | 532 29TH AV                    |
| 011      | 429480 | 0045  | 2/21/03   | \$315,000  | 1720               | 0             | 7         | 1983           | 3    | 4500     | N    | N           | 2812 S DEARBORN ST             |
| 011      | 429480 | 0045  | 7/8/04    | \$347,500  | 1720               | 0             | 7         | 1983           | 3    | 4500     | N    | N           | 2812 S DEARBORN ST             |
| 011      | 035700 | 0005  | 8/25/04   | \$330,000  | 1730               | 0             | 7         | 1900           | 4    | 3813     | Y    | N           | 1107 31ST AV S                 |
| 011      | 936360 | 0185  | 5/8/03    | \$410,000  | 1740               | 250           | 7         | 1914           | 3    | 3200     | N    | N           | 303 32ND AV                    |
| 011      | 034200 | 0470  | 6/30/03   | \$540,000  | 1770               | 420           | 7         | 2003           | 3    | 4000     | N    | N           | 617 33RD AV                    |
| 011      | 684070 | 0670  | 5/9/03    | \$381,500  | 1780               | 930           | 7         | 1916           | 4    | 6840     | Y    | N           | 502 29TH AV                    |
| 011      | 155620 | 0210  | 7/26/04   | \$342,500  | 1800               | 0             | 7         | 1905           | 4    | 4329     | N    | N           | 540 29TH AV                    |
| 011      | 379600 | 0200  | 9/10/04   | \$469,000  | 1850               | 0             | 7         | 1906           | 5    | 4000     | N    | N           | 2762 S WASHINGTON ST           |
| 011      | 860190 | 0050  | 8/7/03    | \$465,000  | 1960               | 0             | 7         | 1912           | 3    | 5175     | N    | N           | 331 30TH AV                    |
| 011      | 429480 | 0125  | 2/19/03   | \$370,000  | 2040               | 0             | 7         | 1924           | 4    | 6000     | Y    | N           | 719 30TH AV S                  |
| 011      | 636290 | 0185  | 4/12/04   | \$303,000  | 2110               | 0             | 7         | 1901           | 4    | 4200     | N    | N           | 714 MARTIN LUTHER KING JR WY S |
| 011      | 918720 | 0095  | 8/13/04   | \$463,000  | 3080               | 0             | 7         | 1900           | 4    | 5500     | Y    | N           | 149 28TH AV                    |
| 011      | 955220 | 0080  | 9/20/04   | \$572,000  | 740                | 720           | 8         | 1983           | 3    | 5040     | Y    | N           | 526 29TH AV S                  |
| 011      | 056700 | 0260  | 4/6/03    | \$249,950  | 1100               | 90            | 8         | 2003           | 3    | 2365     | N    | N           | 1122 YAKIMA AV S               |
| 011      | 690920 | 0036  | 2/3/03    | \$398,500  | 1100               | 0             | 8         | 2001           | 3    | 2500     | Y    | N           | 1320 30TH AV S                 |
| 011      | 056700 | 0262  | 3/27/03   | \$249,950  | 1100               | 90            | 8         | 2003           | 3    | 1418     | N    | N           | 1120 YAKIMA AV S               |
| 011      | 955220 | 0095  | 10/25/04  | \$490,000  | 1150               | 340           | 8         | 1987           | 3    | 5040     | Y    | N           | 512 29TH AV S                  |
| 011      | 364410 | 0092  | 4/30/03   | \$258,889  | 1220               | 0             | 8         | 2002           | 3    | 1739     | N    | N           | 1316 29TH AV S                 |
| 011      | 364410 | 0093  | 3/13/03   | \$257,000  | 1220               | 0             | 8         | 2002           | 3    | 1740     | N    | N           | 1320 29TH AV S                 |

**Improved Sales Used in this Annual Update Analysis**  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|-------------------|
| 011      | 364410 | 0093  | 12/9/04   | \$310,000  | 1220               | 0             | 8         | 2002           | 3    | 1740     | N    | N           | 1320 29TH AV S    |
| 011      | 364410 | 0140  | 3/17/04   | \$269,000  | 1250               | 0             | 8         | 1998           | 3    | 2400     | Y    | N           | 1315 YAKIMA AV S  |
| 011      | 536620 | 0665  | 7/21/03   | \$403,500  | 1330               | 0             | 8         | 1906           | 4    | 3000     | N    | N           | 522 30TH AV       |
| 011      | 056700 | 0275  | 3/20/03   | \$279,950  | 1380               | 190           | 8         | 2003           | 3    | 1733     | N    | N           | 1114 YAKIMA AV S  |
| 011      | 056700 | 0264  | 3/24/03   | \$285,500  | 1380               | 190           | 8         | 2003           | 3    | 1733     | N    | N           | 1118 YAKIMA AV S  |
| 011      | 056700 | 0266  | 3/10/03   | \$289,950  | 1380               | 190           | 8         | 2003           | 3    | 1733     | N    | N           | 1116 YAKIMA AV S  |
| 011      | 056700 | 0273  | 3/27/03   | \$294,950  | 1380               | 190           | 8         | 2003           | 3    | 1733     | N    | N           | 1112 YAKIMA AV S  |
| 011      | 056700 | 0277  | 3/12/03   | \$314,950  | 1380               | 190           | 8         | 2003           | 3    | 3481     | N    | N           | 1110 YAKIMA AV S  |
| 011      | 364410 | 0117  | 1/27/04   | \$370,000  | 1449               | 471           | 8         | 2003           | 3    | 1600     | N    | N           | 1301 YAKIMA AV S  |
| 011      | 155620 | 0200  | 6/16/04   | \$355,000  | 1460               | 0             | 8         | 1994           | 3    | 3861     | N    | N           | 546 29TH AV       |
| 011      | 056700 | 0268  | 4/6/03    | \$350,950  | 1479               | 160           | 8         | 2003           | 3    | 2710     | Y    | N           | 1124 YAKIMA AV S  |
| 011      | 056700 | 0268  | 7/8/04    | \$380,000  | 1479               | 160           | 8         | 2003           | 3    | 2710     | Y    | N           | 1124 YAKIMA AV S  |
| 011      | 056700 | 0274  | 3/12/03   | \$329,950  | 1479               | 160           | 8         | 2003           | 3    | 1812     | Y    | N           | 1128 YAKIMA AV S  |
| 011      | 056700 | 0281  | 5/7/03    | \$329,950  | 1479               | 160           | 8         | 2003           | 3    | 1612     | Y    | N           | 1132 YAKIMA AV S  |
| 011      | 056700 | 0272  | 4/6/03    | \$325,000  | 1480               | 160           | 8         | 2003           | 3    | 1612     | Y    | N           | 1126 YAKIMA AV S  |
| 011      | 056700 | 0279  | 5/19/03   | \$334,500  | 1480               | 160           | 8         | 2003           | 3    | 1612     | Y    | N           | 1130 YAKIMA AV S  |
| 011      | 056700 | 0283  | 4/6/03    | \$332,000  | 1480               | 160           | 8         | 2003           | 3    | 1612     | Y    | N           | 1134 YAKIMA AV S  |
| 011      | 056700 | 0287  | 6/18/03   | \$334,500  | 1480               | 160           | 8         | 2003           | 3    | 2027     | Y    | N           | 1136 YAKIMA AV S  |
| 011      | 364410 | 0005  | 4/20/04   | \$299,950  | 1530               | 0             | 8         | 1999           | 3    | 1597     | N    | N           | 2809 S JUDKINS ST |
| 011      | 364410 | 0009  | 11/4/04   | \$292,000  | 1550               | 0             | 8         | 1999           | 3    | 1813     | N    | N           | 2801 S JUDKINS ST |
| 011      | 155620 | 0165  | 6/12/03   | \$386,000  | 1560               | 0             | 8         | 1905           | 5    | 2970     | N    | N           | 2921 E CHERRY ST  |
| 011      | 536620 | 0580  | 10/1/03   | \$469,000  | 1640               | 440           | 8         | 1906           | 5    | 3000     | N    | N           | 619 32ND AV       |
| 011      | 684170 | 0100  | 10/18/04  | \$370,000  | 1640               | 0             | 8         | 1907           | 4    | 4000     | N    | N           | 338 29TH AV       |
| 011      | 783380 | 0070  | 7/20/04   | \$315,000  | 1700               | 0             | 8         | 1997           | 3    | 4400     | N    | N           | 2709 S MAIN ST    |
| 011      | 918720 | 0206  | 4/30/04   | \$463,000  | 1710               | 0             | 8         | 1980           | 4    | 7500     | N    | N           | 137 29TH AV       |
| 011      | 341660 | 0660  | 4/2/03    | \$649,000  | 1850               | 510           | 8         | 1909           | 4    | 4000     | Y    | N           | 146 30TH AV       |
| 011      | 536620 | 0710  | 9/3/03    | \$577,000  | 1970               | 0             | 8         | 1908           | 4    | 4500     | N    | N           | 547 31ST AV       |
| 011      | 073000 | 0156  | 1/21/04   | \$308,000  | 2070               | 0             | 8         | 2001           | 3    | 2089     | N    | N           | 1313 BRADNER PL S |
| 011      | 918720 | 0085  | 7/11/03   | \$340,000  | 2120               | 0             | 8         | 1992           | 4    | 5000     | Y    | N           | 161 28TH AV       |
| 011      | 955220 | 0125  | 3/24/04   | \$570,000  | 2220               | 0             | 8         | 1995           | 3    | 6720     | Y    | N           | 409 30TH AV S     |
| 011      | 936360 | 0115  | 3/10/03   | \$400,000  | 2600               | 0             | 8         | 1910           | 4    | 4200     | Y    | N           | 206 30TH AV       |

***Improved Sales Used in this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|----------------|------|----------|------|-------------|---------------|
| 011      | 056700 | 0120  | 3/19/03   | \$460,000  | 3090               | 0             | 8         | 1982           | 3    | 4550     | Y    | N           | 915 30TH AV S |
| 011      | 936360 | 0100  | 6/8/04    | \$635,000  | 3320               | 0             | 8         | 1904           | 4    | 5000     | N    | N           | 220 30TH AV   |
| 011      | 918720 | 0315  | 3/14/03   | \$539,288  | 3360               | 0             | 8         | 1908           | 5    | 5750     | N    | N           | 155 30TH AV   |
| 011      | 918720 | 0270  | 12/31/03  | \$635,000  | 2400               | 840           | 9         | 1996           | 3    | 5000     | Y    | N           | 138 29TH AV   |
| 011      | 056700 | 0105  | 3/4/03    | \$748,500  | 2460               | 0             | 9         | 1909           | 4    | 6000     | Y    | N           | 905 30TH AV S |
| 011      | 125020 | 1340  | 1/7/03    | \$640,000  | 2900               | 0             | 9         | 1999           | 3    | 9600     | N    | N           | 324 30TH AV S |
| 011      | 125020 | 1355  | 3/20/03   | \$750,000  | 3060               | 0             | 9         | 1909           | 4    | 7800     | N    | N           | 330 30TH AV S |
| 011      | 341660 | 0803  | 2/18/03   | \$675,000  | 1800               | 600           | 10        | 2000           | 3    | 4000     | N    | N           | 115 30TH AV S |
| 011      | 125020 | 0975  | 2/25/03   | \$575,000  | 2090               | 820           | 10        | 2000           | 3    | 6000     | N    | N           | 319 29TH AV S |
| 011      | 341660 | 0567  | 9/19/03   | \$900,000  | 2690               | 1000          | 10        | 1997           | 3    | 5116     | Y    | N           | 210 30TH AV S |
| 011      | 341660 | 0836  | 8/20/03   | \$800,000  | 3410               | 0             | 10        | 1909           | 5    | 8533     | N    | N           | 215 30TH AV S |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|--|
| 003      | 000760 | 0038  | 1/21/03   | \$260,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 000760 | 0086  | 7/9/03    | \$220,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 036300 | 0035  | 7/12/04   | \$38,382   | QCD; EXEMPT FROM EXCISE TAX                    |
| 003      | 042404 | 9053  | 12/13/04  | \$236,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 042404 | 9061  | 9/17/03   | \$70,388   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR        |
| 003      | 095500 | 0160  | 12/3/04   | \$200,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 095500 | 0240  | 10/13/04  | \$535,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 003      | 095500 | 0240  | 11/19/03  | \$345,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 003      | 121100 | 0345  | 4/1/04    | \$392,500  | EST PROP ASSESSED DIFF THAN PROPERTY SOLD      |
| 003      | 125020 | 0213  | 4/19/04   | \$190,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 003      | 125020 | 0590  | 6/25/03   | \$340,000  | Obsol ActivePermitBeforeSale>25K               |
| 003      | 125020 | 0616  | 7/9/04    | \$194,000  | UnFinArea                                      |
| 003      | 125020 | 0640  | 5/19/04   | \$220,000  | Obsol  |
| 003      | 125020 | 0690  | 10/14/03  | \$41,103   | QCD; EXEMPT FROM EXCISE TAX; OTHER WARNINGS    |
| 003      | 125020 | 0765  | 7/15/04   | \$270,000  | Obsol PrevImp<=10K                             |
| 003      | 125020 | 0765  | 7/24/03   | \$260,000  | Obsol PrevImp<=10K                             |
| 003      | 130330 | 0055  | 11/18/04  | \$433,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 003      | 130330 | 0055  | 6/28/04   | \$210,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 134430 | 0115  | 12/7/04   | \$437,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 134430 | 0185  | 7/22/04   | \$400,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 134430 | 0195  | 11/16/04  | \$455,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 003      | 134430 | 0250  | 11/10/04  | \$520,000  | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 003      | 140030 | 0035  | 12/17/04  | \$180,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 152330 | 0005  | 12/3/04   | \$370,000  | DIAGNOSTIC OUTLIER                             |
| 003      | 152330 | 0005  | 12/15/03  | \$184,900  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 003      | 171040 | 0085  | 4/27/04   | \$450,000  | Obsol  |
| 003      | 193480 | 0065  | 6/18/04   | \$320,000  | Obsol  |
| 003      | 193480 | 0066  | 7/1/04    | \$490,000  | Obsol ActivePermitBeforeSale>25K               |
| 003      | 193480 | 0155  | 8/4/04    | \$328,000  | Obsol  |
| 003      | 193480 | 0160  | 6/26/04   | \$295,000  | Obsol  |
| 003      | 193480 | 0190  | 6/18/04   | \$400,000  | Obsol  |
| 003      | 193480 | 0196  | 1/28/03   | \$360,000  | ImpCount Obsol                                 |
| 003      | 225450 | 1090  | 8/3/04    | \$350,000  | Obsol  |
| 003      | 225450 | 1125  | 6/18/03   | \$385,000  | Obsol  |
| 003      | 225450 | 1135  | 4/9/03    | \$340,000  | SEGREGATION AND/OR MERGER                      |
| 003      | 225450 | 1460  | 2/25/04   | \$245,000  | DIAGNOSTIC OUTLIER                             |
| 003      | 225450 | 1475  | 11/6/03   | \$200,000  | %Compl   |
| 003      | 225450 | 1475  | 12/10/04  | \$461,000  | %Compl ActivePermitBeforeSale>25K              |
| 003      | 225450 | 1480  | 6/25/03   | \$300,000  | Obsol  |
| 003      | 225450 | 1515  | 12/30/04  | \$500,000  | Obsol  |
| 003      | 225450 | 2090  | 4/8/03    | \$124,178  | QUIT CLAIM DEED; STATEMENT TO DOR Obsol        |
| 003      | 225450 | 2369  | 1/7/03    | \$149,000  | PARTIAL INTEREST (103, 102, Etc.) DORRatio     |
| 003      | 225450 | 2377  | 8/18/04   | \$202,500  | PARTIAL INTEREST; RELATED PARTY, FRIEND, NGHBR |
| 003      | 225450 | 2410  | 12/27/04  | \$529,000  | UnFinArea                                      |
| 003      | 225450 | 2450  | 7/25/03   | \$54,149   | QUIT CLAIM DEED DORRatio                       |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                      |
|----------|--------|-------|-----------|------------|---|
| 003      | 246090 | 0015  | 11/10/04  | \$86,215   | QUIT CLAIM DEED DORRatio                      |
| 003      | 246090 | 0065  | 5/1/03    | \$93,000   | DORRatio                                      |
| 003      | 257240 | 0050  | 6/4/04    | \$162,680  | QUIT CLAIM DEED; STATEMENT TO DOR             |
| 003      | 257240 | 0160  | 3/24/04   | \$105,000  | PARTIAL INTEREST; RELATED PARTY, FRIEND,NGHBR |
| 003      | 257240 | 0210  | 6/30/04   | \$250,000  | Obsol   |
| 003      | 277910 | 0435  | 9/7/04    | \$252,000  | BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea    |
| 003      | 277910 | 0435  | 9/19/03   | \$265,795  | FORCED SALE; EXEMPT FROM EXCISE TAX UnFinArea |
| 003      | 303720 | 0010  | 12/8/03   | \$197,000  | ImpCount %Compl                               |
| 003      | 303720 | 0030  | 6/26/03   | \$295,000  | Obsol   |
| 003      | 303720 | 0075  | 4/2/03    | \$222,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 303720 | 0150  | 7/31/03   | \$233,000  | GOVERNMENT AGENCY                             |
| 003      | 331950 | 1326  | 11/15/04  | \$375,000  | Obsol   |
| 003      | 331950 | 1345  | 8/10/04   | \$370,000  | Obsol   |
| 003      | 331950 | 1625  | 12/23/03  | \$17,659   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 331950 | 1795  | 2/13/03   | \$65,000   | DORRatio                                      |
| 003      | 331950 | 2200  | 1/6/03    | \$60,161   | PARTIAL INTEREST; RELATED PARTY, FRIEND,NGHBR |
| 003      | 332000 | 0610  | 2/27/04   | \$120,000  | DIAGNOSTIC OUTLIER                            |
| 003      | 423240 | 0250  | 9/24/04   | \$224,340  | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio    |
| 003      | 423240 | 0390  | 6/3/04    | \$775,000  | DIAGNOSTIC OUTLIER                            |
| 003      | 423240 | 0975  | 6/6/03    | \$845,900  | EXEMPT FROM EXCISE TAX; RELATED PARTY, FRIEND |
| 003      | 440020 | 0055  | 12/2/04   | \$300,000  | Obsol   |
| 003      | 501100 | 0035  | 1/2/03    | \$265,000  | DORRatio                                      |
| 003      | 501100 | 0090  | 3/25/03   | \$273,900  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 003      | 501100 | 0150  | 7/7/03    | \$46,788   | PARTIAL INTEREST (103, 102, Etc.) DORRatio    |
| 003      | 516070 | 0135  | 8/29/03   | \$252,300  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 519110 | 0185  | 5/15/03   | \$59,470   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 605860 | 0070  | 10/22/03  | \$251,500  | Obsol   |
| 003      | 605860 | 0075  | 1/29/03   | \$405,000  | Obsol   |
| 003      | 605860 | 0180  | 10/19/04  | \$445,000  | Obsol   |
| 003      | 605860 | 0190  | 8/1/03    | \$341,000  | Obsol   |
| 003      | 605860 | 0395  | 11/1/04   | \$205,000  | BANKRUPTCY - RECEIVER OR TRUSTEE              |
| 003      | 636290 | 0015  | 10/9/03   | \$196,000  | Obsol   |
| 003      | 636290 | 0115  | 4/20/04   | \$235,000  | RELATED PARTY, FRIEND, OR NEIGHBOR Obsol      |
| 003      | 684070 | 0965  | 12/9/03   | \$239,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 684070 | 0995  | 2/19/04   | \$46,234   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR       |
| 003      | 684070 | 1040  | 10/21/03  | \$185,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD     |
| 003      | 684070 | 1105  | 7/12/04   | \$30,000   | DORRatio                                      |
| 003      | 684070 | 1105  | 4/10/04   | \$215,900  | QUESTIONABLE PER SALES IDENTIFICATION         |
| 003      | 712830 | 0085  | 9/3/03    | \$115,000  | QCD; PARTIAL INTEREST; AND OTHER WARNINGS     |
| 003      | 712830 | 0200  | 5/29/03   | \$135,537  | QUIT CLAIM DEED DORRatio                      |
| 003      | 712830 | 0280  | 11/26/04  | \$426,000  | SEGREGATION AFTER SALE                        |
| 003      | 712830 | 0320  | 11/10/04  | \$237,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 003      | 712830 | 0715  | 2/10/03   | \$178,000  | DIAGNOSTIC OUTLIER                            |
| 003      | 712830 | 0750  | 8/9/04    | \$250,000  | RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 003      | 713230 | 0570  | 8/12/03   | \$2,000    | DORRatio                                      |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                    |
|----------|--------|-------|-----------|------------|---|
| 003      | 713230 | 0635  | 10/31/03  | \$344,000  | RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 003      | 713230 | 0675  | 1/15/04   | \$115,000  | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 003      | 722850 | 0365  | 10/30/03  | \$103,000  | QCD; PARTIAL INTEREST; AND OTHER WARNINGS   |
| 003      | 722850 | 0770  | 2/27/03   | \$480,000  | SEGREGATION AND/OR MERGER                   |
| 003      | 722850 | 1040  | 10/14/03  | \$429,000  | ImpCount                                    |
| 003      | 722850 | 1140  | 3/20/03   | \$346,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 722850 | 1280  | 1/2/03    | \$141,910  | PARTIAL INTEREST; STATEMENT TO DOR          |
| 003      | 722850 | 1330  | 8/3/04    | \$250,300  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 722850 | 1375  | 4/22/04   | \$220,000  | EST SALE NOT AT MARKET TRANSACTION          |
| 003      | 722850 | 1375  | 9/30/04   | \$434,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 722850 | 1445  | 7/23/04   | \$16,666   | DORRatio                                    |
| 003      | 722850 | 1590  | 11/29/04  | \$129,337  | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 003      | 722850 | 1628  | 4/22/04   | \$442,500  | ImpCount                                    |
| 003      | 722850 | 1640  | 7/19/04   | \$431,000  | Obsol                                       |
| 003      | 722850 | 1640  | 4/3/03    | \$240,000  | Obsol                                       |
| 003      | 722850 | 1675  | 6/3/04    | \$475,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 722850 | 1875  | 7/21/03   | \$174,500  | DORRatio                                    |
| 003      | 722850 | 1880  | 3/8/04    | \$111,625  | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 003      | 722850 | 1885  | 3/20/03   | \$86,050   | PARTIAL INTEREST (103, 102, Etc.) DORRatio  |
| 003      | 722850 | 2115  | 2/11/04   | \$465,000  | UnFinArea                                   |
| 003      | 722850 | 2120  | 1/24/03   | \$85,819   | PARTIAL INTEREST (103, 102, Etc.) DORRatio  |
| 003      | 723460 | 0776  | 12/5/03   | \$515,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 723460 | 0780  | 6/15/04   | \$359,950  | Obsol                                       |
| 003      | 723460 | 0796  | 7/6/04    | \$92,746   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio  |
| 003      | 723460 | 0796  | 7/6/04    | \$92,746   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio  |
| 003      | 723460 | 0805  | 10/17/03  | \$380,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 723460 | 0808  | 10/27/03  | \$95,834   | QCD; PARTIAL INTEREST; AND OTHER WARNINGS   |
| 003      | 723460 | 0811  | 5/25/04   | \$418,500  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 723460 | 0851  | 11/18/03  | \$75,985   | QCD; PARTIAL INTEREST; AND OTHER WARNINGS   |
| 003      | 723460 | 1375  | 2/18/04   | \$355,000  | Obsol                                       |
| 003      | 723460 | 1390  | 7/14/04   | \$414,000  | Obsol                                       |
| 003      | 723460 | 1580  | 6/7/04    | \$356,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 754480 | 0130  | 7/9/04    | \$123,300  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 754480 | 0180  | 3/30/03   | \$12,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 754480 | 0190  | 6/28/04   | \$252,500  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD   |
| 003      | 754480 | 0420  | 9/2/03    | \$170,000  | EST NO MARKET EXPOSURE                      |
| 003      | 754480 | 0420  | 1/20/04   | \$360,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 765860 | 0060  | 9/5/03    | \$224,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 003      | 765860 | 0101  | 5/14/03   | \$265,000  | Obsol                                       |
| 003      | 794260 | 0065  | 5/20/04   | \$437,500  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 794260 | 0065  | 11/19/03  | \$265,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD   |
| 003      | 794260 | 1080  | 7/24/03   | \$160,000  | DIAGNOSTIC OUTLIER                          |
| 003      | 794260 | 1145  | 1/23/04   | \$125,000  | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR     |
| 003      | 794260 | 1255  | 2/23/04   | \$75,000   | QCD; PARTIAL INTEREST; AND OTHER WARNINGS   |
| 003      | 794260 | 1505  | 3/4/03    | \$215,000  | DIAGNOSTIC OUTLIER                          |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments                                       |
|----------|--------|-------|-----------|------------|--|
| 003      | 794260 | 1592  | 4/12/04   | \$175,000  | %Compl   |
| 003      | 794260 | 1635  | 3/29/04   | \$560,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 003      | 794260 | 1705  | 2/12/04   | \$307,000  | Obsol  |
| 003      | 794260 | 1775  | 8/27/04   | \$349,950  | 1031 TRADE                                     |
| 003      | 794260 | 1918  | 12/1/04   | \$465,000  | SALE FROM BUYER TO TRUST                       |
| 003      | 794260 | 1920  | 12/12/03  | \$539,000  | ActivePermitBeforeSale>25K                     |
| 003      | 814120 | 0035  | 5/10/04   | \$400,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 872810 | 0785  | 5/7/04    | \$220,000  | Obsol  |
| 003      | 912610 | 0060  | 12/23/04  | \$45,528   | RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 003      | 912610 | 0595  | 9/25/03   | \$97,500   | CORPORATE AFFILIATES; PARTIAL INTEREST         |
| 003      | 912610 | 0595  | 9/25/03   | \$87,657   | CORPORATE AFFILIATES; QUIT CLAIM DEED DORRatio |
| 003      | 912610 | 0625  | 11/29/04  | \$265,000  | ActivePermitBeforeSale>25K                     |
| 003      | 912610 | 0695  | 3/30/04   | \$160,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 912610 | 0700  | 9/19/03   | \$80,000   | DORRatio                                       |
| 003      | 912610 | 0749  | 7/15/04   | \$213,000  | BANKRUPTCY - RECEIVER OR TRUSTEE               |
| 003      | 912610 | 0749  | 7/9/03    | \$265,200  | EXEMPT FROM EXCISE TAX                         |
| 003      | 912610 | 0770  | 8/12/04   | \$283,000  | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX      |
| 003      | 912610 | 0975  | 1/1/03    | \$230,000  | CONTRACT OR CASH SALE Obsol                    |
| 003      | 912610 | 0980  | 11/19/04  | \$329,950  | Obsol  |
| 003      | 912610 | 1300  | 1/6/03    | \$7,136    | MULTI-PARCEL SALE DORRatio                     |
| 003      | 912610 | 1300  | 6/2/03    | \$7,136    | MULTI-PARCEL SALE DORRatio                     |
| 003      | 912610 | 1385  | 6/29/04   | \$282,500  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD      |
| 003      | 912610 | 1385  | 4/8/03    | \$165,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD      |
| 003      | 912610 | 1465  | 5/8/03    | \$200,000  | UnFinArea DORRatio                             |
| 003      | 912610 | 1480  | 12/15/04  | \$395,000  | ActivePermitBeforeSale>25K                     |
| 003      | 937930 | 0080  | 10/8/03   | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 003      | 937930 | 0090  | 5/15/03   | \$195,000  | Obsol  |
| 003      | 981870 | 0015  | 6/18/04   | \$322,500  | ActivePermitBeforeSale>25K                     |
| 003      | 981870 | 0095  | 12/23/03  | \$359,950  | 1031 TRADE                                     |
| 003      | 981870 | 0265  | 5/20/03   | \$221,000  | DIAGNOSTIC OUTLIER                             |
| 003      | 982670 | 1360  | 2/5/03    | \$269,000  | Obsol  |
| 003      | 982670 | 1370  | 3/4/03    | \$210,000  | Obsol  |
| 004      | 051900 | 0215  | 6/22/04   | \$740,000  | LACK OF REPRESENTATION                         |
| 004      | 118600 | 0185  | 12/9/04   | \$370,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 004      | 118900 | 0175  | 5/21/03   | \$90,419   | STATEMENT TO DOR DORRatio                      |
| 004      | 118900 | 0230  | 9/25/03   | \$191,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 004      | 118900 | 0384  | 1/24/04   | \$206,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 004      | 118900 | 0785  | 4/25/04   | \$111,000  | DORRatio                                       |
| 004      | 118900 | 1055  | 4/25/03   | \$378,500  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 004      | 118900 | 1095  | 11/30/04  | \$132,366  | QC DEED DORRatio ActivePermitBeforeSale>25K    |
| 004      | 118900 | 1435  | 1/2/04    | \$261,550  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR    |
| 004      | 118900 | 1480  | 11/19/04  | \$444,990  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD      |
| 004      | 133880 | 1019  | 9/27/04   | \$127,950  | DORRatio                                       |
| 004      | 320430 | 0385  | 2/24/03   | \$114,618  | QUIT CLAIM DEED DORRatio                       |
| 004      | 320430 | 0695  | 10/9/03   | \$397,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE        |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 004      | 501500 | 0140  | 6/11/03   | \$310,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 501500 | 0170  | 2/4/04    | \$80,000   | QUIT CLAIM DEED DORRatio                           |
| 004      | 501500 | 0620  | 3/12/03   | \$280,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD          |
| 004      | 501500 | 0700  | 10/15/03  | \$83,491   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 501500 | 1070  | 9/25/04   | \$210,000  | DORRatio   |
| 004      | 501500 | 1070  | 9/27/04   | \$34,500   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 501500 | 1145  | 6/22/04   | \$350,000  | ImpCount   |
| 004      | 501500 | 1245  | 3/17/04   | \$290,000  | LACK OF REPRESENTATION                             |
| 004      | 501500 | 1565  | 9/9/03    | \$540,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD          |
| 004      | 501500 | 1695  | 4/4/03    | \$535,500  | Obsol  |
| 004      | 501600 | 0125  | 7/7/04    | \$608,000  | Obsol  |
| 004      | 501600 | 0415  | 7/16/04   | \$415,000  | UnFinArea  |
| 004      | 501600 | 0515  | 11/17/04  | \$203,700  | ActivePermitBeforeSale>25K                         |
| 004      | 501600 | 1285  | 11/12/03  | \$36,000   | NON-PROFIT ORGANIZATION DORRatio                   |
| 004      | 501600 | 1470  | 1/19/04   | \$135,000  | DORRatio   |
| 004      | 501600 | 1495  | 3/25/04   | \$528,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 501600 | 1535  | 11/23/04  | \$390,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 501600 | 1655  | 9/25/03   | \$450,000  | SEGREGATION AND/OR MERGER                          |
| 004      | 501600 | 2180  | 10/6/03   | \$125,500  | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 501600 | 2300  | 5/26/04   | \$380,000  | DIAGNOSTIC OUTLIER                                 |
| 004      | 501600 | 2320  | 3/10/04   | \$440,000  | RELOCATION - SALE BY SERVICE                       |
| 004      | 501600 | 2320  | 3/6/04    | \$440,000  | RELOCATION - SALE TO SERVICE                       |
| 004      | 501600 | 2456  | 2/9/04    | \$164,068  | QUIT CLAIM DEED DORRatio                           |
| 004      | 515770 | 0155  | 6/12/03   | \$395,000  | UnFinArea  |
| 004      | 533220 | 0155  | 1/15/03   | \$270,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 004      | 536620 | 0060  | 7/31/03   | \$75,000   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 004      | 536620 | 0095  | 8/28/03   | \$59,614   | PARTIAL INTEREST (103, 102, Etc.) DORRatio         |
| 004      | 536620 | 0165  | 12/31/03  | \$320,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 004      | 536620 | 0270  | 3/15/04   | \$4,750    | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 536620 | 0345  | 12/7/04   | \$610,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD          |
| 004      | 536620 | 0410  | 12/3/04   | \$178,600  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 721740 | 0115  | 8/3/04    | \$333,750  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004      | 721740 | 0230  | 6/23/04   | \$389,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD          |
| 004      | 721740 | 0230  | 7/11/03   | \$382,500  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD          |
| 004      | 721740 | 0255  | 9/29/04   | \$397,587  | %Compl ActivePermitBeforeSale>25K                  |
| 004      | 721740 | 0255  | 10/8/04   | \$393,500  | %Compl ActivePermitBeforeSale>25K                  |
| 004      | 721740 | 0256  | 9/20/04   | \$374,572  | %Compl   |
| 004      | 721740 | 0257  | 9/20/04   | \$359,900  | %Compl   |
| 004      | 721740 | 0258  | 9/20/04   | \$359,000  | %Compl   |
| 004      | 721740 | 0265  | 2/11/04   | \$390,000  | Obsol  |
| 004      | 721740 | 0300  | 6/17/03   | \$300,000  | Obsol  |
| 004      | 721740 | 0490  | 2/26/04   | \$140,000  | LACK OF REPRESENTATION                             |
| 004      | 721740 | 0490  | 12/8/04   | \$465,600  | ActivePermitBeforeSale>25K                         |
| 004      | 721740 | 0495  | 9/15/04   | \$25,593   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 721740 | 0510  | 1/12/03   | \$39,508   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 004      | 721740 | 1185  | 4/14/04   | \$327,000  | ActivePermitBeforeSale>25K                         |
| 004      | 722850 | 0065  | 9/7/04    | \$276,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 004      | 722850 | 0085  | 8/28/03   | \$84,716   | QUIT CLAIM DEED; STATEMENT TO DOR DORRatio         |
| 004      | 722850 | 0094  | 9/4/03    | \$91,809   | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 004      | 722850 | 0095  | 9/4/03    | \$79,317   | QCD; EXEMPT FROM EXCISE TAX                        |
| 004      | 722850 | 0096  | 12/16/03  | \$117,311  | QCD; EXEMPT FROM EXCISE TAX                        |
| 004      | 722850 | 0220  | 12/24/03  | \$171,000  | DIAGNOSTIC OUTLIER                                 |
| 004      | 722850 | 0245  | 8/13/03   | \$285,000  | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 004      | 757620 | 0150  | 3/24/04   | \$510,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 004      | 757620 | 0155  | 10/18/04  | \$254,200  | DORRatio   |
| 004      | 757620 | 0165  | 11/5/04   | \$730,000  | UnFinArea  |
| 004      | 796010 | 0050  | 10/25/04  | \$305,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD          |
| 004      | 796010 | 0097  | 1/23/04   | \$205,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 796010 | 0170  | 12/19/03  | \$37,303   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 004      | 796010 | 0207  | 10/30/03  | \$90,621   | QUIT CLAIM DEED DORRatio                           |
| 004      | 796010 | 0275  | 8/13/03   | \$290,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD          |
| 004      | 796010 | 0275  | 4/21/03   | \$280,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD          |
| 004      | 796010 | 0275  | 2/14/03   | \$179,995  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 796010 | 0305  | 10/1/03   | \$349,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 004      | 912610 | 2065  | 4/30/04   | \$144,100  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 912610 | 2067  | 7/2/04    | \$305,000  | UnFinArea  |
| 004      | 912610 | 2067  | 6/25/04   | \$154,500  | UnFinArea  |
| 004      | 920990 | 0190  | 10/11/04  | \$354,500  | EXEMPT FROM EXCISE TAX                             |
| 004      | 920990 | 0275  | 12/16/04  | \$125,000  | DORRatio   |
| 004      | 920990 | 0394  | 5/19/04   | \$250,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 920990 | 0450  | 8/22/03   | \$300,000  | MULTI-PARCEL SALE                                  |
| 004      | 920990 | 0480  | 4/22/03   | \$530,000  | DIAGNOSTIC OUTLIER                                 |
| 004      | 982820 | 0140  | 5/27/04   | \$366,000  | Obsol  |
| 004      | 982820 | 0185  | 11/21/03  | \$560,000  | PROPERTY ASSESSED DIFFERENT THAN PROP SOLD         |
| 004      | 982820 | 0370  | 9/29/04   | \$11,200   | QUIT CLAIM DEED; MULTI-PARCEL SALE                 |
| 004      | 982820 | 0385  | 5/24/04   | \$290,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 0440  | 3/21/03   | \$575,000  | QUESTIONABLE PER SALES IDENTIFICATION              |
| 004      | 982820 | 0570  | 4/2/03    | \$125,000  | DIAGNOSTIC OUTLIER                                 |
| 004      | 982820 | 0605  | 1/21/03   | \$285,000  | PROPERTY ASSESSED DIFFERENT THAN PROP SOLD         |
| 004      | 982820 | 0607  | 10/16/04  | \$12,523   | DORRatio   |
| 004      | 982820 | 0780  | 11/10/04  | \$321,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 0782  | 11/10/04  | \$321,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 1022  | 12/10/04  | \$385,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 004      | 982820 | 1075  | 5/21/03   | \$240,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 1355  | 6/27/03   | \$358,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE            |
| 004      | 982820 | 1500  | 5/7/03    | \$215,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 1620  | 2/11/03   | \$171,000  | FULL SALES PRICE NOT REPORTED; PARTIAL INT         |
| 004      | 982820 | 1640  | 6/3/03    | \$162,265  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR        |
| 004      | 982820 | 1660  | 7/12/04   | \$276,000  | TRADE  |
| 004      | 982820 | 1975  | 12/20/03  | \$70,852   | DORRatio   |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments   |
|----------|--------|-------|-----------|------------|--|
| 004      | 982820 | 2030  | 5/19/03   | \$278,454  | DIAGNOSTIC OUTLIER                               |
| 004      | 982820 | 2740  | 9/7/04    | \$593,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD        |
| 004      | 982870 | 0143  | 2/24/03   | \$148,859  | STATEMENT TO DOR DORRatio                        |
| 004      | 982870 | 0490  | 6/18/03   | \$599,950  | RELOCATION - SALE TO SERVICE                     |
| 004      | 982870 | 1045  | 1/3/03    | \$514,258  | FORCED SALE; EXEMPT FROM EXCISE TAX              |
| 004      | 982870 | 1210  | 11/25/03  | \$435,000  | SEGREGATION AFTER SALE                           |
| 004      | 982870 | 1210  | 12/10/04  | \$262,000  | SEGREGATION BEFORE SALE                          |
| 004      | 982870 | 1360  | 10/27/04  | \$550,000  | Obsol Prevlmp<=10K                               |
| 004      | 982870 | 1784  | 7/16/03   | \$255,000  | SALE LISTED ON INCORRECT PARCEL                  |
| 004      | 982870 | 1925  | 5/9/03    | \$78,000   | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio      |
| 004      | 982870 | 1935  | 5/21/04   | \$390,000  | Obsol  |
| 004      | 982870 | 1960  | 7/14/04   | \$522,500  | DIAGNOSTIC OUTLIER                               |
| 004      | 982870 | 2015  | 12/8/03   | \$71,451   | QUIT CLAIM DEED DORRatio                         |
| 004      | 982870 | 2155  | 5/3/04    | \$760,000  | DIAGNOSTIC OUTLIER                               |
| 004      | 982870 | 2156  | 12/17/03  | \$449,950  | Prevlmp<=10K DORRatio ActivePermitBeforeSale>25K |
| 004      | 982870 | 2157  | 1/8/04    | \$454,950  | Prevlmp<=10K DORRatio ActivePermitBeforeSale>25K |
| 004      | 982870 | 2158  | 12/5/03   | \$452,500  | ActivePermitBeforeSale>25K                       |
| 004      | 982870 | 2159  | 12/8/03   | \$439,950  | ActivePermitBeforeSale>25K                       |
| 004      | 983930 | 0047  | 2/10/04   | \$388,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 004      | 983930 | 0285  | 5/4/04    | \$295,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                 |
| 004      | 983930 | 0925  | 7/31/03   | \$304,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 004      | 983930 | 0995  | 12/11/03  | \$23,050   | DORRatio   |
| 004      | 983930 | 1060  | 6/2/04    | \$320,000  | BANKRUPTCY - RECEIVER OR TRUSTEE                 |
| 004      | 983930 | 1130  | 3/14/03   | \$115,436  | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 004      | 983930 | 1165  | 8/24/04   | \$365,000  | UnFinArea  |
| 004      | 983930 | 1190  | 2/19/03   | \$209,353  | QCD - PARTIAL INTEREST, LOVE, AFFECTION, GIFT    |
| 011      | 036600 | 0060  | 3/26/03   | \$234,000  | QCD - PARTIAL INTEREST, LOVE, AFFECTION, GIFT    |
| 011      | 056700 | 0010  | 12/5/03   | \$810,000  | ActivePermitBeforeSale>25K                       |
| 011      | 056700 | 0045  | 6/23/04   | \$275,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 011      | 056700 | 0095  | 1/20/03   | \$241,000  | EST PROPERTY ASSESSED DIFF THAN PROP SOLD        |
| 011      | 056700 | 0095  | 11/17/04  | \$390,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD        |
| 011      | 056700 | 0268  | 7/8/04    | \$383,000  | INCORRECT SALE PRICE PER CORRECTION DEED         |
| 011      | 056700 | 0310  | 5/16/03   | \$203,000  | QUIT CLAIM DEED; STATEMENT TO DOR                |
| 011      | 073000 | 0100  | 5/25/04   | \$290,000  | Obsol  |
| 011      | 125020 | 0980  | 9/17/03   | \$55,000   | QUIT CLAIM DEED DORRatio                         |
| 011      | 125020 | 1355  | 3/11/03   | \$840,000  | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD        |
| 011      | 125020 | 1445  | 8/12/04   | \$639,000  | RELOCATION - SALE BY SERVICE                     |
| 011      | 125020 | 1445  | 8/9/04    | \$639,000  | RELOCATION - SALE TO SERVICE                     |
| 011      | 125020 | 1455  | 10/25/04  | \$25,000   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR          |
| 011      | 140030 | 0095  | 3/12/03   | \$173,000  | %NetCond   |
| 011      | 140030 | 0150  | 6/10/04   | \$100,000  | DIAGNOSTIC OUTLIER                               |
| 011      | 155620 | 0185  | 5/12/04   | \$330,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 011      | 341660 | 0551  | 5/13/04   | \$500,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 011      | 341660 | 0567  | 6/8/04    | \$989,000  | RELOCATION - SALE BY SERVICE                     |
| 011      | 341660 | 0567  | 6/8/04    | \$989,000  | RELOCATION - SALE TO SERVICE                     |

***Improved Sales Removed from this Annual Update Analysis***  
**Area 15**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                                  |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 011             | 341660       | 0635         | 3/30/04          | \$435,530         | UnFinArea  |
| 011             | 364410       | 0030         | 2/9/04           | \$286,300         | LACK OF REPRESENTATION                           |
| 011             | 364410       | 0235         | 1/21/03          | \$29,000          | PARTIAL INTEREST (103, 102, Etc.) Obsol DORRatio |
| 011             | 379600       | 0220         | 5/27/03          | \$408,000         | QUESTIONABLE PER APPRAISAL                       |
| 011             | 429480       | 0010         | 9/9/03           | \$248,711         | LACK OF REPRESENTATION                           |
| 011             | 429480       | 0020         | 9/23/03          | \$177,000         | DIAGNOSTIC OUTLIER                               |
| 011             | 429480       | 0025         | 11/4/04          | \$258,000         | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD        |
| 011             | 429480       | 0025         | 5/14/04          | \$221,000         | PROPERTY ASSESSED DIFF THAN PROPERTY SOLD        |
| 011             | 536620       | 0460         | 9/10/03          | \$104,871         | QUIT CLAIM DEED DORRatio                         |
| 011             | 636290       | 0200         | 6/13/03          | \$275,000         | DIAGNOSTIC OUTLIER                               |
| 011             | 684170       | 0015         | 1/9/03           | \$465,000         | RELATED PARTY, FRIEND, OR NEIGHBOR               |
| 011             | 684170       | 0100         | 7/14/04          | \$220,000         | DORRatio   |
| 011             | 690920       | 0400         | 10/14/04         | \$452,000         | Obsol  |
| 011             | 713730       | 0225         | 12/22/04         | \$447,900         | Obsol  |
| 011             | 783380       | 0100         | 10/1/03          | \$170,000         | DIAGNOSTIC OUTLIER                               |
| 011             | 936360       | 0275         | 6/5/03           | \$365,000         | FORCED SALE                                      |
| 011             | 936360       | 0285         | 4/20/04          | \$400,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR      |
| 011             | 955220       | 0045         | 6/18/04          | \$200,000         | DORRatio   |

***Vacant Sales Used in this Annual Update Analysis***  
**Area 15**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 3               | 125020       | 0615         | 7/13/2004        | 75000             | 1860            | 0           | 0                  |
| 3               | 134430       | 0060         | 10/12/2004       | 211500            | 4200            | 0           | 0                  |
| 3               | 331950       | 2178         | 10/8/2004        | 175000            | 4480            | 0           | 0                  |
| 3               | 516070       | 0155         | 12/30/2003       | 125000            | 4000            | 0           | 0                  |
| 4               | 501600       | 0295         | 4/19/2004        | 195000            | 3739            | 2           | 0                  |
| 4               | 501600       | 2560         | 10/8/2004        | 250000            | 5000            | 4           | 0                  |
| 4               | 721740       | 0900         | 10/21/2003       | 70000             | 3408            | 0           | 0                  |
| 4               | 920990       | 0280         | 2/11/2004        | 182000            | 3937            | 0           | 0                  |
| 4               | 982820       | 2330         | 8/19/2003        | 250500            | 6600            | 2           | 0                  |
| 4               | 982870       | 1211         | 5/24/2004        | 150000            | 4489            | 2           | 0                  |
| 4               | 982870       | 1926         | 6/30/2003        | 95000             | 2026            | 0           | 0                  |
| 11              | 684170       | 0030         | 6/21/2004        | 250000            | 4500            | 0           | 0                  |

The land adjustment for Area 15 is based on the coefficient derived from the Multiple Regression Analysis of the improved properties and on the 12 usable land sales in the area.

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 15**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>  |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 3               | 225450       | 2335         | 11/10/2004       | 215298            | Per codings, Estate Stlmnt - multi-parcel w/ prev used bldg      |
| 3               | 331950       | 2160         | 12/10/2003       | 238500            | Per e-slip, this sale if for land with a new bldg                |
| 3               | 516070       | 0155         | 11/18/2004       | 453578            | Per e-slip & Real Prop, this sale if for land with a new bldg    |
| 3               | 794260       | 1590         | 12/28/2004       | 550000            | Per Real Prop,sale should be for P#794260 1592 - incl imp        |
| 3               | 794260       | 1765         | 10/21/2004       | 510000            | Per e-slip, this sale if for land with a new bldg                |
| 3               | 794260       | 1765         | 1/26/2004        | 155000            | Diagnostic Outlier   |
| 3               | 912610       | 1745         | 4/24/2003        | 11305             | QUIT CLAIM DEED;   |
| 3               | 981870       | 0009         | 3/2/2003         | 70000             | Extreme Ratio  |
| 4               | 118900       | 0760         | 3/25/2003        | 20000             | QUIT CLAIM DEED;/ DORRatio/                                      |
| 4               | 118900       | 1285         | 11/29/2004       | 460000            | Diagnostic Outlier - 12,000 SF lot - est seg to occur after sale |
| 4               | 501600       | 0295         | 4/2/2004         | 120000            | Diagnostic Outlier   |
| 4               | 982820       | 0208         | 2/27/2004        | 405000            | Per e-slip,sale for land w/ new bldg-coded tenancy partition     |
| 4               | 982820       | 0210         | 3/12/2004        | 410000            | Per e-slip, sale was for land w/ new building                    |
| 4               | 982870       | 1211         | 12/9/2004        | 440200            | Per Real prop,sale for land with building - not a vac land sale  |
| 4               | 982870       | 1926         | 7/26/2004        | 429000            | Per e-slip, sale was for land w/ new building                    |



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195      FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

---

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr